

Jeff Gee, Mayor
Lissette Espinoza-Garnica, Vice Mayor
Alicia C. Aguirre, Council Member
Kaia Eakin, Council Member
Diane Howard, Council Member
Elmer Martinez Saballos, Council Member
Chris Sturken, Council Member



MEETING LOCATION
CITY OF REDWOOD CITY
COUNCIL CHAMBERS
1017 Middlefield Road
Redwood City, CA 94063
www.redwoodcity.org

Virtual via Zoom:
redwoodcity.zoom.us
Meeting ID: 994 8182 5639

**JOINT CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY
REGULAR MEETING AGENDA
Monday, February 26, 2024
6:00 PM**

*A Closed Session will be held at the start of the Regular Meeting,
from approximately 6:00 p.m. until approximately 6:30 p.m.*

Please turn off all electronic devices before the start of the meeting to prevent disruptions

PURSUANT TO THE RALPH M. BROWN ACT, THIS MEETING WILL BE HELD IN PERSON. To maximize transparency and public access, while the primary meeting takes place at the Redwood City meeting location, members of the public may attend in person at the Redwood City meeting location, or observe the remotely as provided below.

OBSERVE THE MEETING REMOTELY: City Council meetings are broadcast live to Redwood City residents on Astound Broadband cable Channel 26 and Comcast cable Channel 27, AT&T U-verse Channel 99 and streamed live via the City's website www.redwoodcity.org. To observe the meeting via Zoom, visit redwoodcity.zoom.us, select "Join" and enter **Meeting ID 994 8182 5639**.

PUBLIC COMMENT: All public comments are subject to a 2-minute time limit unless otherwise determined by the Mayor, in accordance with the City Council's Guide to Communications & Business, available [here](#).

Public comment is accepted **in person** at the physical meeting location, **or via email to publiccomment@redwoodcity.org**. If submitting comments by email, please indicate the corresponding agenda item number in the subject line. Emailed comments within the City's subject matter jurisdiction received by 5:00 p.m. on the meeting date may be read into the record during the meeting at the Mayor's discretion and in any event will be made part of the final meeting record.

AGENDA MATERIALS:

City Council agenda materials, released less than 72 hours prior to the meeting, are available to the public at the City Clerk's Office, 1017 Middlefield Road and Redwood City Library, 1044 Middlefield Road, Redwood City, CA 94063, in a public binder at each City Council meeting, and on the City's website at www.redwoodcity.org.

AMERICANS WITH DISABILITIES ACT:

The City Council will provide materials in appropriate alternative formats to comply with *the Americans with Disabilities Act*. Please send a written request to Yessika Castro, City Clerk, at 1017 Middlefield Road, Redwood City, CA 94063 or e-mail address ycaastro@redwoodcity.org including your name, address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 24 hours before the meeting.

**THE CITY COUNCIL MEETING WILL CONCLUDE BY 11:00 P.M.
UNLESS OTHERWISE EXTENDED BY COUNCIL VOTE**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE - Led by Mayor Gee**

4. **CLOSED SESSION**

Closed Session will be held for approximately 30 minutes.

- 4.A. **Closed Session regarding anticipated litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9**

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9: 1 case

5. **PRESENTATIONS/ACKNOWLEDGEMENTS**

- 5.A. **Recognition of Boys & Girls Club Youth of the Year winners**

6. **PUBLIC COMMENT ON THE CONSENT CALENDAR, MATTERS OF COUNCIL INTEREST AND ITEMS NOT ON THE AGENDA**

7. **CONSENT CALENDAR**

Page 7

- 7.A. **Investment Report for the period ending December 31, 2023**

Recommendation:

By motion, approve the City's Investment Report for the period ending December 31, 2023.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

- 7.B. **Amendments to agreements with Strategic Economics, Inc. and Economic and Planning Systems, Inc. for on-call primarily developer-funded services beyond staff capacity and expertise**

Recommendation:

1. By motion, approve and authorize the City Manager to execute Amendment No. 1 to the on-call services agreements with Strategic Economics, Inc. for a not-to-exceed amount of \$150,000 and an extension of one-year to existing contract for a total contract amount of \$400,000; and

2. By motion, approve and authorize the City Manager to execute Amendment No. 1 to the on-call services agreement with Economic and Planning Systems

(EPS), Inc. for a not-to-exceed amount of \$195,000 for a total contract amount of \$295,000.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.C. Amendment No. 4 to Agreement for Services with ELS Architecture and Urban Design for construction administration services for the Veterans Memorial Building/Senior Center-YMCA Project, for extended time and services due to construction delays

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 4 to the Agreement for Services with ELS Architecture and Urban Design for construction administration services for a not-to-exceed amount of \$429,670, for a total-not-to-exceed amount of \$9,244,426.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.D. Application for Prohousing Incentive Pilot Program funds

Recommendation:

Adopt a resolution authorizing application for, and receipt of, Prohousing Incentive Pilot Program funds.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.E. Amendment No. 2 to Agreement for Services with Economic and Planning Systems, Inc. for on-call and specialized services beyond staff capacity and expertise

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 2 with Economic and Planning Systems, Inc. (EPS) in an amount not to exceed \$40,000, for a total contract amount not to exceed \$125,500.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.F. Approve February 12, 2024 City Council Minutes

7.G. Approve claims and checks from February 26, 2024 to March 11, 2024 and the usual and necessary payments through March 11, 2024

8. PUBLIC HEARINGS

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8.A. Approve 2024 solid waste collection rates for regular and unscheduled services provided by Recology San Mateo County

Recommendation:

1. Hold a public hearing on proposed increases to solid waste collection rates and if written protests are not made by a majority of the affected parcels, adopt a resolution approving 2024 solid waste collection rates (requires 5/7 vote); and
2. Direct staff to continue to promote the City's Utility Rate Assistance Program and the recently increased benefit amounts available to those who qualify.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

9. STAFF REPORTS

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9.A. Aggregate Fee Burden Analysis for impact fees and certain development fees and policy recommendations regarding impact fees

Recommendation:

1. Receive presentation on Aggregate Fee Burden Analysis comprising of impact fees and certain development fees; and
2. Provide policy direction regarding any impact fee reductions and direct staff to return with an implementing resolution.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

9.B. Fiscal Year 2022-23 year-end budget update, mid-year update on Fiscal Year 2023-24 goals, Fiscal Year 2023-24 mid-year budget amendments, and proposed framework for development of the Fiscal Year 2024-25 Recommended Budget

Recommendation:

1. Accept an update on the FY 2022-23 year-end operating results;
2. Accept a mid-year update on FY 2023-24 goals;
3. Adopt a resolution appropriating and transferring certain funds for specified purposes to conform the budgeted amounts to actual revenues or expenditures for transactions that have occurred or are anticipated to occur during FY 2023-24;
4. Accept an economic update and the Preliminary 2024 Ten-Year General Fund Budget Forecast
5. Provide direction on the recommended framework for the development of the FY 2024-25 Recommended Budget; and

6. By motion, approve the dates for City Council action on the FY 2024-25 budget as set forth in this staff report, including establishing June 10, 2024 as the date on which the City Manager shall present a proposed budget to the City Council.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

10. MATTERS OF COUNCIL INTEREST

10.A. City Council Member Report of Conferences Attended

10.B. City Council Committee Reports

A. Governance Subcommittee Meeting

B. Ad Hoc Committee on 101/84 Project

10.C. City Manager (Oral) Update

11. ADJOURNMENT - The next City Council meeting is scheduled for March 7, 2024

**MEMORANDUM FROM THE CITY ATTORNEY
CONCERNING A CLOSED SESSION
BEFORE THE CITY COUNCIL OF THE CITY OF REDWOOD CITY**

TO: Honorable Mayor and Members of the City Council

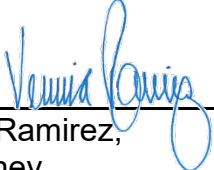
FROM: Veronica Ramirez, City Attorney

SUBJECT: CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9: 1 case

A closed session will be held on **February 26, 2024 at 6:00 p.m.**, or as soon thereafter as the matter may be called, for the purpose of conferring with and/or receiving advice from your legal counsel.

Dated: February 26, 2024



Veronica Ramirez,
City Attorney



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 26, 2024

SUBJECT

Investment Report for the period ending December 31, 2023

RECOMMENDATION

By motion, approve the City's Investment Report for the period ending December 31, 2023.

STRATEGIC PLAN GUIDING PRINCIPLE

Excellence in Government Operations

BACKGROUND

The City has an investment portfolio that consists of reserves and fund balances held by the City for general operations, capital projects, utilities, and various other special purpose funds.

In June 2016, the City Council adopted an investment policy that requires staff to provide an Investment Report to Council at a public meeting. In July 2016, the City hired an investment manager, PFM Asset Management LLC (PFMAM), to manage the City's funds pursuant to the newly adopted policy. In July 2021, a new agreement was entered into with PFMAM, after an open procurement process that yielded three responses. The City's primary investment objectives continue to be safety, liquidity, return on investment (yield), and sustainability, in that order.

The attached reports represent all areas in which the City invests funds, excluding bond proceeds held with a trustee.

ANALYSIS

The attached investment report indicates that, as of December 31, 2023, funds (excluding cash with fiscal agents) from all sources were producing an average annual earnings rate of 3.41%, up from 3.04% as of September 30, 2023. The market value of the portfolio as of December 31st was \$383,752,645, up from \$335,549,716 as of September 30, 2023. The investment balance of \$383.8 million includes the funds managed by PFMAM, funds held in the San Mateo County Treasurer’s investment pool, and funds with the State Treasurer’s investment pool. All these investments comply with the City’s investment policy. The City has sufficient liquid resources available to meet expenditure requirements for the next six months.

The portion of the City’s portfolio that is managed by PFMAM has a total market value of \$239,719,789 as of December 31, 2023, up from \$199,378,952 as of September 30, 2023, as a result of additional contributions made from the City to the portfolio and an increase in security market values due to falling interest rates. As of December 31, the portfolio was earning an annual yield at cost of 3.19%, up from 2.83% as of September 30, and the yield at market was 4.33%, down from 5.04% as of September 30. Yield at market is the yield that the portfolio would be earning if the entire portfolio were purchased on December 31st, using current investment costs and yields.

The market benchmark, selected in consultation with the City Council Finance/Audit Sub-Committee, is the Bank of America Merrill Lynch (BofA ML) 1-5 year U.S. Treasury Index. Below is a table summarizing the City’s portfolio performance compared to the benchmark, for the period ending December 31, 2023.

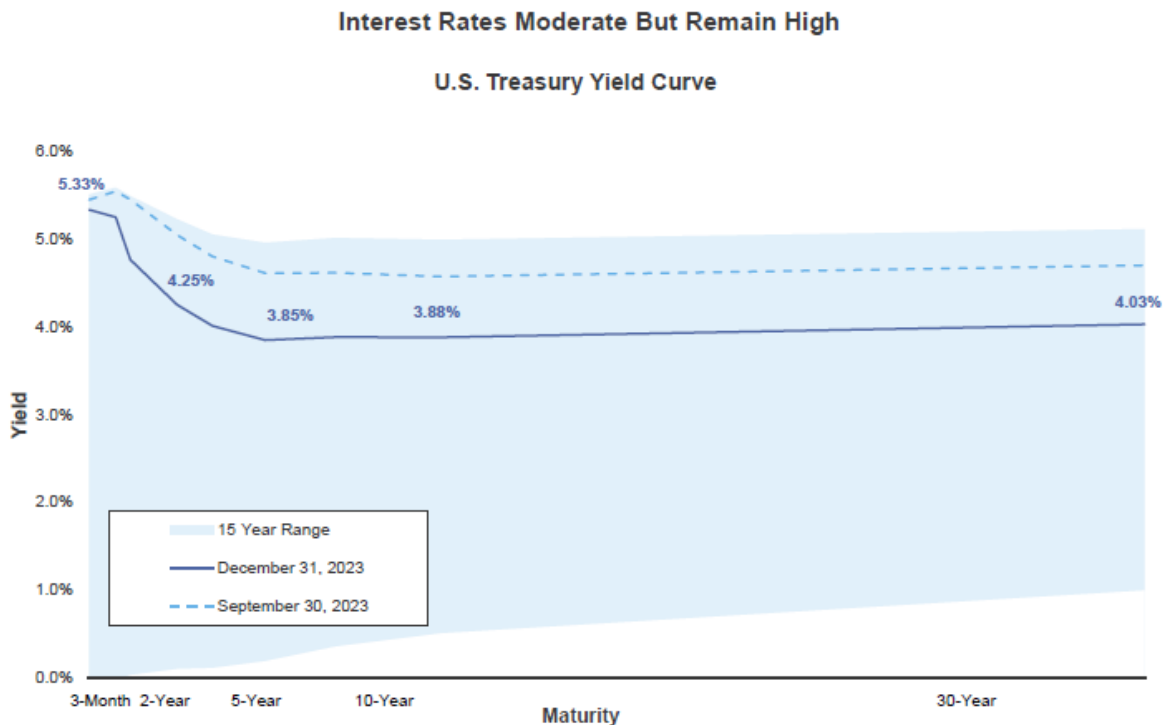
| Portfolio/Benchmark | Total Return Quarter Ended 12/31/23 (net of fees) | Total Return Since Inception (12/31/16) (net of fees) | Effective Duration (years) |
|--------------------------------------|---|---|----------------------------|
| Redwood City | 3.15% | 1.37% | 2.42 |
| BofA ML 1-5 year U.S. Treasury Index | 3.10% | 1.17% | 2.53 |

The fourth quarter 2023 investment market themes identified by PFMAM were:

- The U.S. economy is characterized by:
 - Economic resilience but expectations for a slowdown
 - Cooling inflation that still remains above the Federal Reserve’s (“Fed”) target
 - The labor market coming into better balance
 - Consumers that continue to support growth through spending
- The Federal Reserve signals end to rate hiking cycle
 - Fed funds target rate ended the quarter at a range of 5.25% to 5.50%
 - Fed projected to cut the short-term Fed funds rate by 75 basis points by December 2024, with the overnight rate falling to 4.50% from 4.75%
 - Markets are pricing a more aggressive 6 rate cuts by year-end

- Fed officials reaffirm that restoring price stability is the priority
- Treasury yield ended the quarter materially lower
 - After peaking in October, yields reversed course on expectations the Fed cut rates more than previously expected
 - Yield curve inversion persisted throughout the quarter
 - Credit spreads narrowed sharply on increased expectations for a soft landing

As can be seen in the chart below, the yields on U.S. Treasuries are lower than they were the prior quarter. The yield curve remains inverted (shorter term investments have higher yields than long-term investments).



The overall message from the December 31, 2023 investment report is: the U.S. economy is characterized by stronger than expected growth and lower inflation, and the Fed has shifted its policy and now predicts three cuts in the fund rate in 2024.

PFMAM will continue to be selective when evaluating new issues in all sectors. PFMAM has provided an in-depth market update in the attached investment report.

FISCAL IMPACT

The City's portfolio received \$1,397,534 in net interest earnings over the reporting period, up from \$1,072,378 for the quarter ended September 30, 2023. All interest earnings are allocated monthly through a preset methodology that spreads earnings to the appropriate funds. Fees for PFMAM's services during

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this period were \$31,926.27, up from \$30,003 last quarter, and are paid out of total interest earnings. There is no additional budget appropriation required.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. After approval, the Investment Report will be posted on the City Website under Financial Information – Investments at the following link: [Redwood City Investments](#).

ALTERNATIVES

The City Council can ask staff to provide the investment report in a different format, or to include different information. Staff could return at a future Council meeting with an updated report.

ATTACHMENTS

Attachment A – PFM Asset Management Investment Performance Review for the quarter ended December 31, 2023

REPORT PREPARED BY:

Sylvia Bravo Peters, Principal Analyst - Finance
speters@redwoodcity.org
(650) 780-7073

APPROVED BY:

Michelle Poché Flaherty, Assistant City Manager and Administrative Services Director
Melissa Stevenson Diaz, City Manager



CITY OF REDWOOD CITY

Investment Performance Review For the Quarter Ended December 31, 2023

Client Management Team

PFM Asset Management LLC

Monique Spyke, Managing Director
Justin Resuello, Client Relations Manager
Allison Kaune, Senior Analyst
Joseph Creason, Portfolio Manager

1 California Street Ste. 1000
San Francisco, CA 94111-5411
415-393-7270

213 Market Street
Harrisburg, PA 17101-2141
717-232-2723

NOT FDIC INSURED : NO BANK GUARANTEE : MAY LOSE VALUE

For Institutional Investor or Investment Professional Use Only - This material is not for inspection by, distribution to, or quotation to the general public

Account Summary

Account Summary

| Security Type | Market Value as of December 31, 2023 | % of Portfolio |
|-------------------------------------|---|--------------------|
| U.S. Treasury | \$118,515,694 | 31% |
| Federal Agency/GSE | \$27,787,195 | 7% |
| Federal Agency/CMBS | \$28,348,239 | 7% |
| Supra-National Agency | \$2,284,114 | 1% |
| Municipal Obligations | \$2,904,807 | 1% |
| Corporate Notes | \$34,147,417 | 9% |
| Certificates of Deposit | \$3,663,853 | 1% |
| Asset-Backed Securities | \$15,075,123 | 4% |
| Money Market Fund | \$6,993,346 | 2% |
| Securities Total | \$239,719,789 | 62% |
| Local Agency Investment Fund (LAIF) | \$35,292,178 | 9% |
| General Fund Reserve Account (LAIF) | \$24,909,000 | 6% |
| San Mateo County Pool | \$83,831,678 | 22% |
| Total Investments | \$383,752,645 | 100% |
| <hr/> | | |
| Portfolio Earnings | Earnings Rate | Earnings |
| Individual Securities | 3.19% | \$608,259 |
| San Mateo County Pool | 3.58% | \$543,653 |
| Local Agency Investment Fund (LAIF) | 4.00% | \$370,592 |
| General Fund Reserve Account (LAIF) | 4.00% | \$250,240 |
| Average/Total | 3.41% | \$1,772,743 |

Note: Individual security values are market values excluding accrued interest. County Pool and LAIF values are at cost. Individual Securities' earnings rate is yield at cost on 12/31/23, and earnings are accrual basis earnings for the quarter ended 12/31/23. San Mateo County Pool and LAIF balances and earnings are provided by the City. LAIF earnings rate is the quarterly apportionment rate as stated on the LAIF website. County Pool earnings rate is the Pool net earnings rate as provided by County's website. Average/Total earnings rate is the weighted earnings rate based on account balance as of 12/31/23.

Portfolio Review: REDWOOD CITY

Certificate of Compliance

During the reporting period for the quarter ended December 31, 2023, the account(s) managed by PFM Asset Management ("PFMAM") were in compliance with the applicable investment policy and guidelines as furnished to PFMAM.

Acknowledged : *PFM Asset Management LLC*

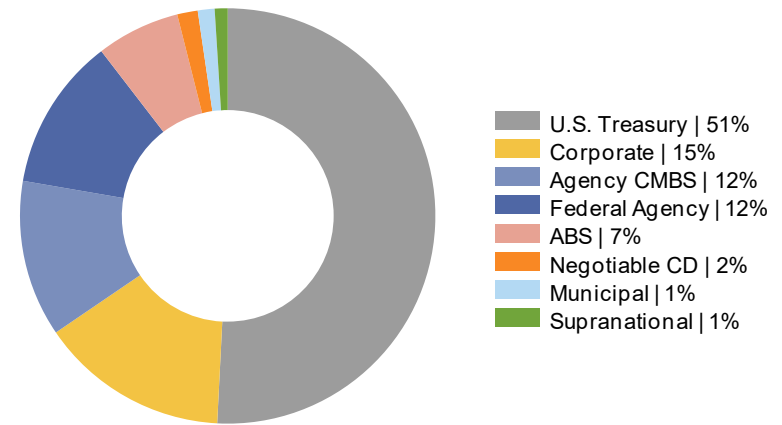
Note: Pre- and post-trade compliance for the account(s) managed by PFM Asset Management is provided via Bloomberg Asset and Investment Management ("AIM").

Portfolio Snapshot - REDWOOD CITY¹

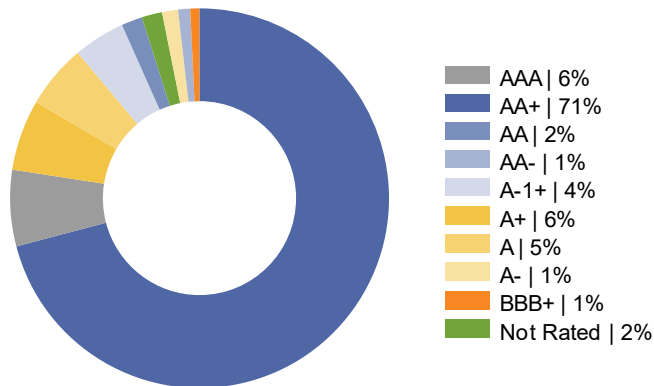
Portfolio Statistics

| | |
|-------------------------------------|------------------|
| Total Market Value | \$240,816,142.14 |
| <i>Securities Sub-Total</i> | \$232,726,443.41 |
| <i>Accrued Interest</i> | \$1,096,352.66 |
| <i>Cash</i> | \$6,993,346.07 |
| Portfolio Effective Duration | 2.42 years |
| Benchmark Effective Duration | 2.53 years |
| Yield At Cost | 3.19% |
| Yield At Market | 4.33% |
| Portfolio Credit Quality | AA |

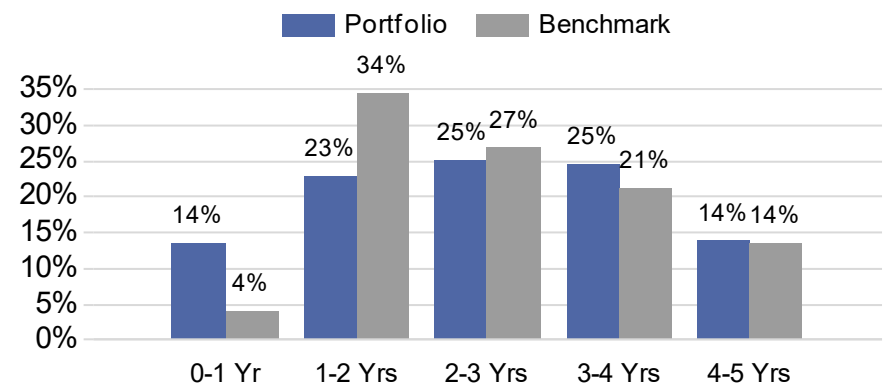
Sector Allocation



Credit Quality - S&P



Duration Distribution



1. Yield and duration calculations exclude cash and cash equivalents. Sector allocation includes market values and accrued interest. The portfolio's benchmark is the ICE BofA 1-5 Year U.S. Treasury Index. Source: Bloomberg. An average of each security's credit rating was assigned a numeric value and adjusted for its relative weighting in the portfolio.

Issuer Diversification

| Security Type / Issuer | Market Value (%) | S&P / Moody's / Fitch |
|--|------------------|-----------------------|
| U.S. Treasury | 50.9% | |
| UNITED STATES TREASURY | 50.9% | AA / Aaa / AA |
| Federal Agency | 11.9% | |
| FANNIE MAE | 6.6% | AA / Aaa / AA |
| FEDERAL HOME LOAN BANKS | 1.7% | AA / Aaa / NR |
| FREDDIE MAC | 3.6% | AA / Aaa / AA |
| Agency CMBS | 12.2% | |
| FANNIE MAE | 0.9% | AA / Aaa / AA |
| FREDDIE MAC | 11.3% | AA / Aaa / AA |
| Supranational | 1.0% | |
| INTER-AMERICAN DEVELOPMENT BANK | 1.0% | AAA / Aaa / AAA |
| Municipal | 1.2% | |
| FLORIDA STATE BOARD OF ADMIN FIN CORP | 0.5% | AA / Aa / AA |
| LOS ANGELES COMMUNITY COLLEGE DISTRICT | 0.2% | AA / Aaa / NR |
| NEW JERSEY TURNPIKE AUTHORITY | 0.1% | AA / A / A |
| STATE OF MARYLAND | 0.2% | AAA / Aaa / AAA |
| UNIVERSITY OF CALIFORNIA | 0.2% | AA / Aa / AA |
| Negotiable CD | 1.6% | |
| RABOBANK NEDERLAND | 0.9% | A / Aa / AA |
| TORONTO-DOMINION BANK | 0.7% | A / A / NR |
| Corporate | 14.7% | |
| AMAZON.COM INC | 1.1% | AA / A / AA |
| BANK OF AMERICA CO | 1.0% | A / Aa / AA |
| BLACKROCK INC | 0.9% | AA / Aa / NR |
| BRISTOL-MYERS SQUIBB CO | 0.2% | A / A / NR |

| Security Type / Issuer | Market Value (%) | S&P / Moody's / Fitch |
|---|------------------|-----------------------|
| Corporate | 14.7% | |
| CITIGROUP INC | 1.3% | A / A / A |
| DEERE & COMPANY | 0.8% | A / A / A |
| GOLDMAN SACHS GROUP INC | 0.5% | BBB / A / A |
| HERSHEY COMPANY | 0.5% | A / A / NR |
| HOME DEPOT INC | 0.5% | A / A / A |
| INTEL CORPORATION | 0.5% | A / A / A |
| JP MORGAN CHASE & CO | 1.6% | A / Aa / AA |
| MICROSOFT CORP | 0.6% | AAA / Aaa / NR |
| MORGAN STANLEY | 0.7% | A / A / A |
| PACCAR FINANCIAL CORP | 0.5% | A / A / NR |
| PFIZER INC | 0.9% | A / A / A |
| TARGET CORP | 0.5% | A / A / A |
| THE BANK OF NEW YORK MELLON CORPORATION | 0.9% | A / A / AA |
| TOYOTA MOTOR CORP | 0.5% | A / A / A |
| WELLS FARGO & COMPANY | 1.3% | A / Aa / AA |
| ABS | 6.5% | |
| AMERICAN EXPRESS CO | 0.7% | AAA / NR / AAA |
| BANK OF AMERICA CO | 1.5% | NR / Aaa / AAA |
| CARMAX AUTO OWNER TRUST | 0.1% | AAA / NR / AAA |
| CHASE ISSURANCE | 0.7% | AAA / NR / AAA |
| CITIGROUP INC | 0.2% | AAA / Aaa / AAA |
| DISCOVER FINANCIAL SERVICES | 0.2% | AAA / Aaa / NR |
| FIFTH THIRD AUTO TRUST | 0.6% | AAA / Aaa / NR |
| HONDA AUTO RECEIVABLES | 0.6% | AAA / Aaa / AAA |
| HYUNDAI AUTO RECEIVABLES | 0.4% | AAA / NR / AAA |

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

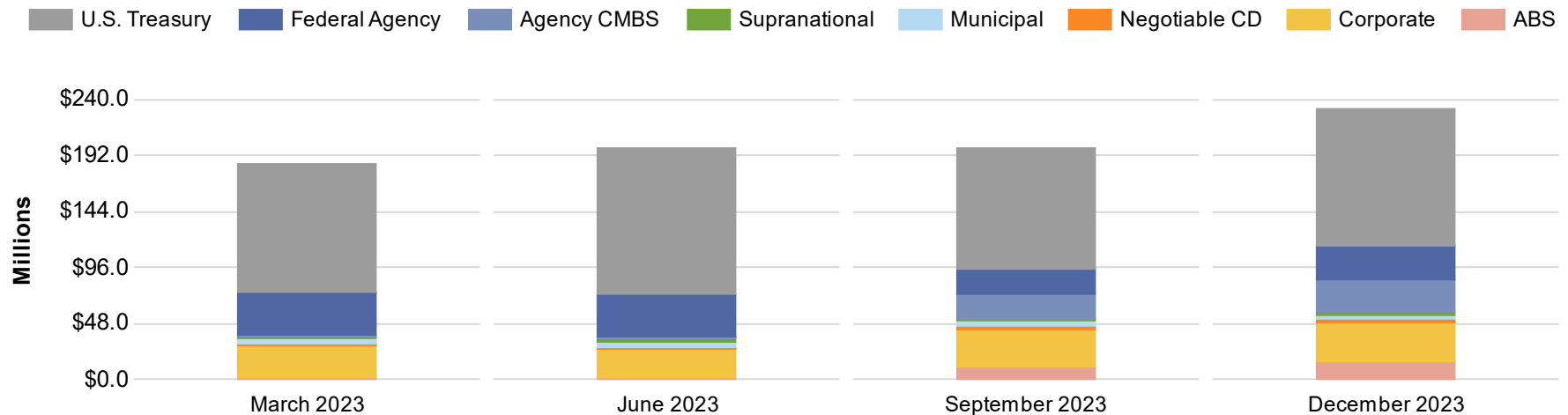
Issuer Diversification

| Security Type / Issuer | Market Value (%) | S&P / Moody's / Fitch |
|---------------------------|------------------|-----------------------|
| ABS | 6.5% | |
| KUBOTA CREDIT OWNER TRUST | 0.2% | NR / Aaa / AAA |
| TOYOTA MOTOR CORP | 0.5% | AAA / Aaa / AAA |
| USAA AUTO OWNER TRUST | 0.7% | AAA / Aaa / NR |
| Total | 100.0% | |

Ratings shown are calculated by assigning a numeral value to each security rating, then calculating a weighted average rating for each security type / issuer category using all available security ratings, excluding Not-Rated (NR) ratings. For security type / issuer categories where a rating from the applicable NRSRO is not available, a rating of NR is assigned. Includes accrued interest and excludes balances invested in overnight funds.

Sector Allocation Review

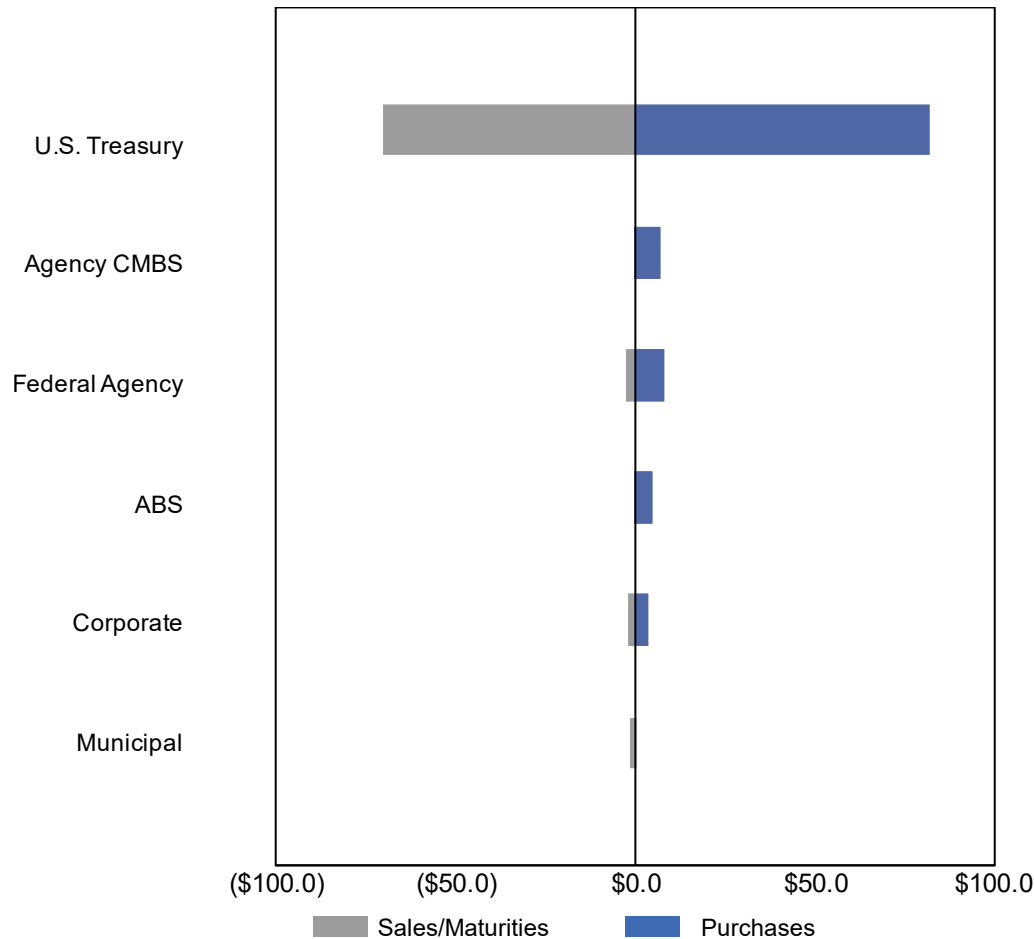
| Security Type | Mar-23 | % of Total | Jun-23 | % of Total | Sep-23 | % of Total | Dec-23 | % of Total |
|----------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|
| U.S. Treasury | \$109.4 | 59.5% | \$125.7 | 63.4% | \$103.5 | 52.0% | \$118.5 | 50.8% |
| Federal Agency | \$36.9 | 20.0% | \$35.4 | 17.8% | \$22.3 | 11.2% | \$27.8 | 11.9% |
| Agency CMBS | \$0.9 | 0.5% | \$2.3 | 1.1% | \$20.7 | 10.4% | \$28.3 | 12.2% |
| Supranational | \$2.2 | 1.2% | \$2.2 | 1.1% | \$2.2 | 1.1% | \$2.3 | 1.0% |
| Municipal | \$4.4 | 2.4% | \$4.4 | 2.2% | \$3.9 | 2.0% | \$2.9 | 1.3% |
| Negotiable CD | \$1.7 | 0.9% | \$1.7 | 0.9% | \$3.7 | 1.8% | \$3.7 | 1.6% |
| Corporate | \$26.2 | 14.2% | \$24.7 | 12.5% | \$31.8 | 16.0% | \$34.1 | 14.7% |
| ABS | \$2.5 | 1.3% | \$2.1 | 1.0% | \$11.0 | 5.5% | \$15.1 | 6.5% |
| Total | \$184.2 | 100.0% | \$198.5 | 100.0% | \$199.1 | 100.0% | \$232.7 | 100.0% |



Market values, excluding accrued interest. Only includes fixed-income securities held within the separately managed account(s) and LGIPs managed by PFMAM. Detail may not add to total due to rounding.

Portfolio Activity

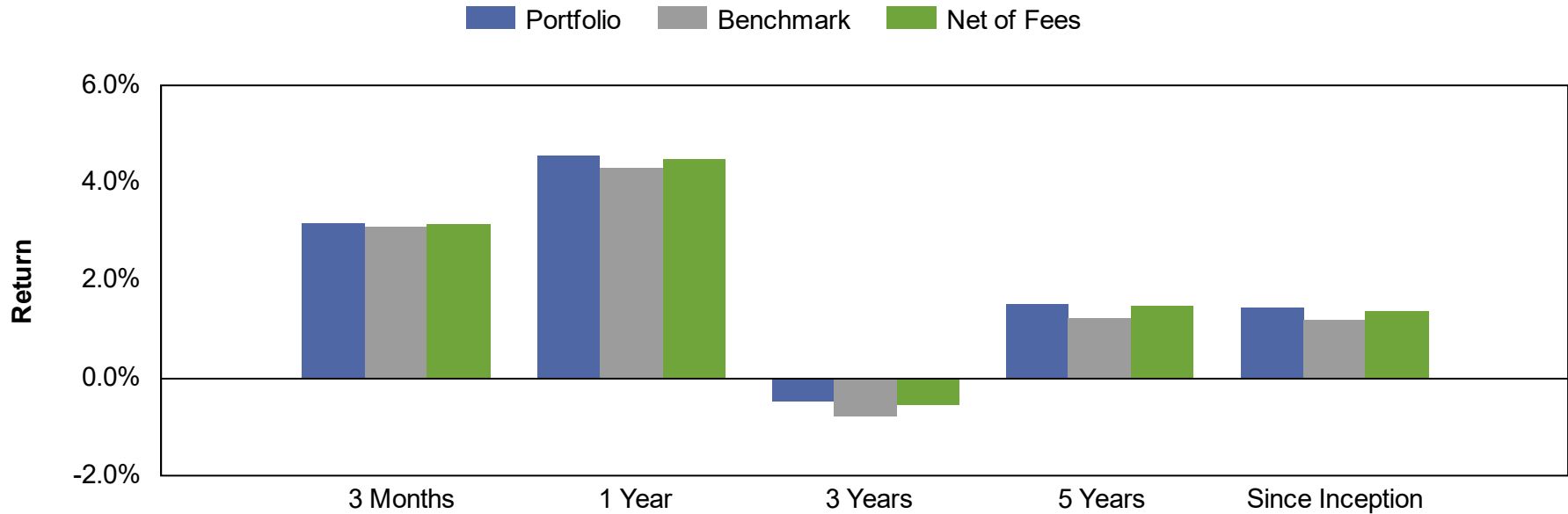
Net Activity by Sector
(\$ millions)



| Sector | Net Activity |
|---------------------------|---------------------|
| U.S. Treasury | \$11,815,485 |
| Agency CMBS | \$6,813,222 |
| Federal Agency | \$5,009,552 |
| ABS | \$3,863,191 |
| Corporate | \$1,509,492 |
| Municipal | (\$1,103,080) |
| Total Net Activity | \$27,907,862 |

Based on total proceeds (principal and accrued interest) of buys, sells, maturities, and principal paydowns. Detail may not add to total due to rounding.

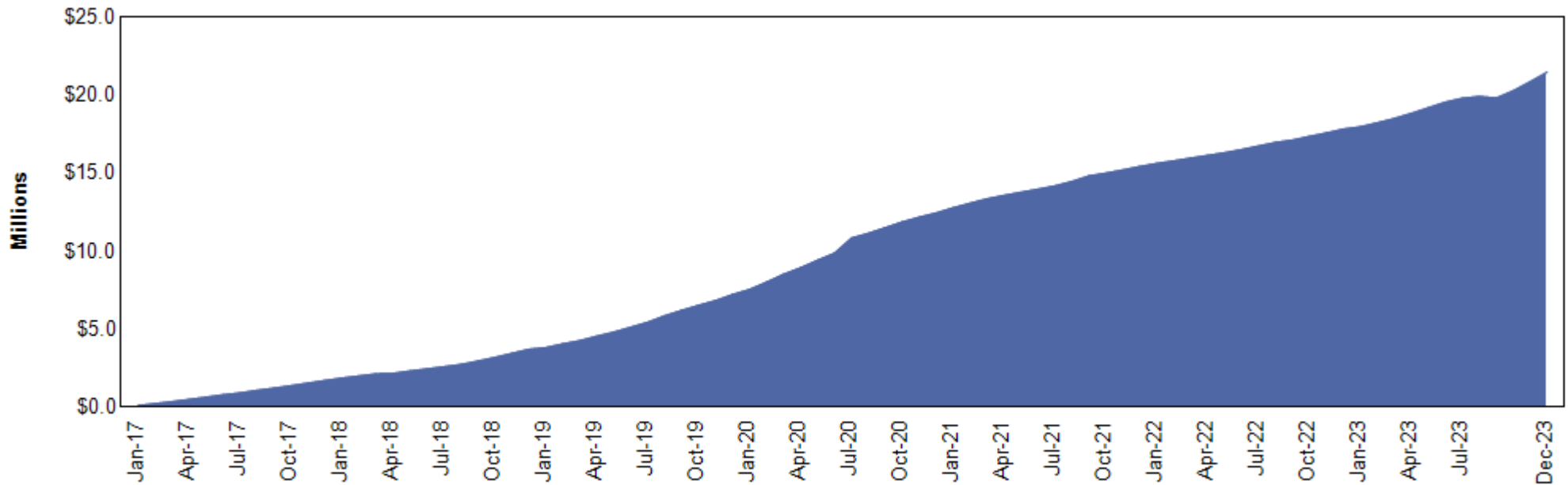
Portfolio Performance



| Market Value Basis Earnings | 3 Months | 1 Year | 3 Years | 5 Years | Since Inception ¹ |
|---------------------------------|--------------------|--------------------|--------------------|---------------------|------------------------------|
| Interest Earned ² | \$1,397,534 | \$4,038,103 | \$9,048,289 | \$16,056,729 | \$21,049,773 |
| Change in Market Value | \$5,687,177 | \$5,234,092 | (\$9,380,513) | (\$1,860,511) | (\$3,460,550) |
| Total Dollar Return | \$7,084,711 | \$9,272,195 | (\$332,224) | \$14,196,218 | \$17,589,223 |
| Total Return³ | | | | | |
| Portfolio | 3.17% | 4.55% | -0.49% | 1.52% | 1.44% |
| Benchmark ⁴ | 3.10% | 4.30% | -0.76% | 1.21% | 1.17% |
| Basis Point Fee | 0.01% | 0.06% | 0.06% | 0.06% | 0.06% |
| Net of Fee Return | 3.15% | 4.49% | -0.56% | 1.46% | 1.37% |

1. The lesser of 10 years or since inception is shown. Since inception returns for periods one year or less are not shown. Performance inception date is December 31, 2016.
 2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.
 3. Returns for periods one year or less are presented on a periodic basis. Returns for periods greater than one year are presented on an annualized basis.
 4. The portfolio's benchmark is the ICE BofA 1-5 Year U.S. Treasury Index. Source: Bloomberg.

Accrual Basis Earnings



| Accrual Basis Earnings | 3 Months | 1 Year | 3 Years | 5 Year | Since Inception ¹ |
|--|--------------------|--------------------|--------------------|---------------------|------------------------------|
| Interest Earned ² | \$1,397,534 | \$4,038,103 | \$9,048,289 | \$16,056,729 | \$21,049,773 |
| Realized Gains / (Losses) ³ | (\$98,310) | (\$1,267,808) | (\$747,640) | \$1,073,963 | \$33,758 |
| Change in Amortized Cost | \$359,929 | \$878,187 | \$724,082 | \$629,543 | \$388,717 |
| Total Earnings | \$1,659,153 | \$3,648,482 | \$9,024,730 | \$17,760,235 | \$21,472,248 |

1. The lesser of 10 years or since inception is shown. Performance inception date is December 31, 2016.

2. Interest earned calculated as the ending accrued interest less beginning accrued interest, plus net interest activity.

3. Realized gains / (losses) are shown on an amortized cost basis.

Market Update

Current Market Themes



- ▶ The U.S. economy is characterized by:
 - ▶ Economic resilience but expectations for a slowdown
 - ▶ Cooling inflation that still remains above the Federal Reserve's ("Fed") target
 - ▶ The labor market coming into better balance
 - ▶ Consumers that continue to support growth through spending



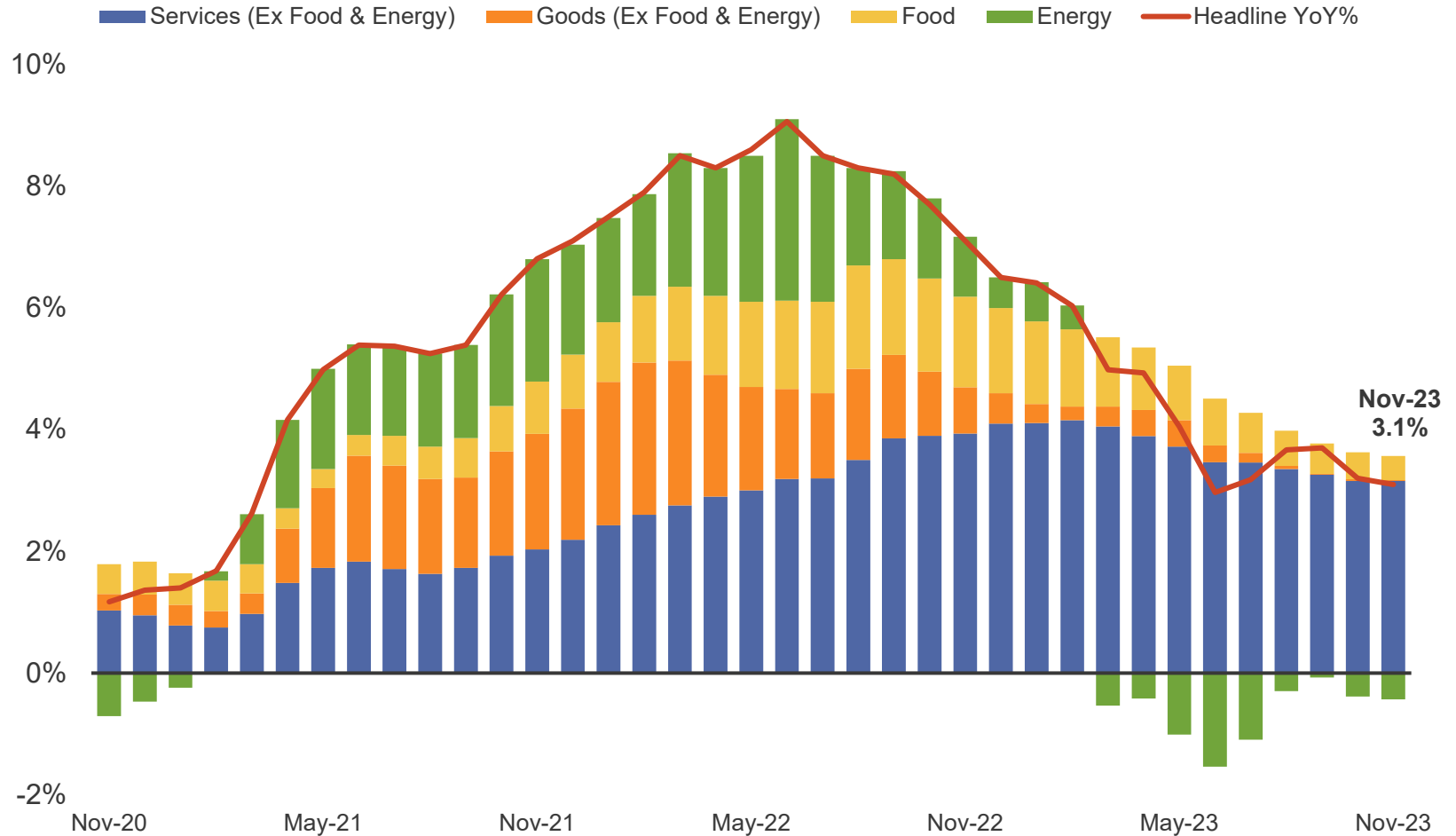
- ▶ Federal Reserve signals end to rate hiking cycle
 - ▶ Fed projected to cut the short-term Fed funds rate by 75 basis points by December 2024, with the overnight rate falling to 4.50% to 4.75%
 - ▶ Markets are pricing a more aggressive 6 rate cuts by year end
 - ▶ Fed officials reaffirm that restoring price stability is the priority



- ▶ Treasury yields ended the quarter materially lower
 - ▶ After peaking in October, yields reversed course on dovish Fed pivot
 - ▶ Yield curve inversion persisted throughout the rally
 - ▶ Credit spreads narrowed sharply on increased expectations for a soft landing

Inflation Continues to Trend Lower

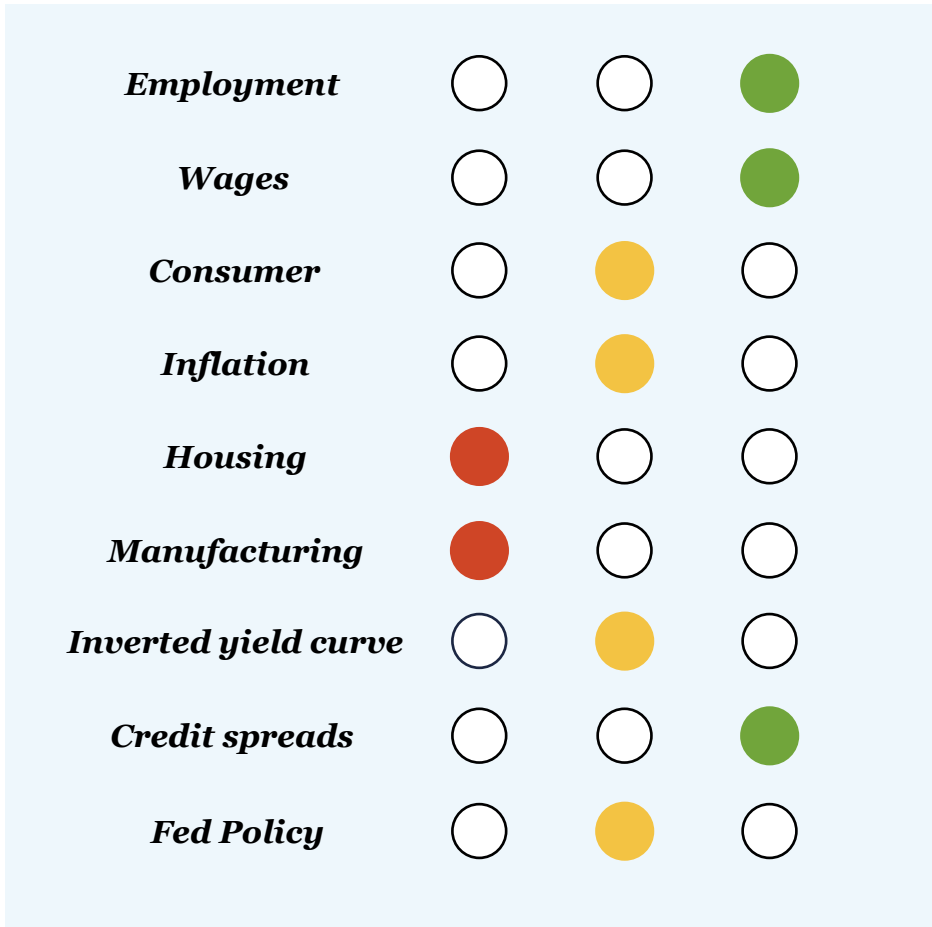
Consumer Prices (CPI) Year-over-Year Change in Top-Line Contributions



Lower energy and goods prices help to offset increases in wage-driven services costs

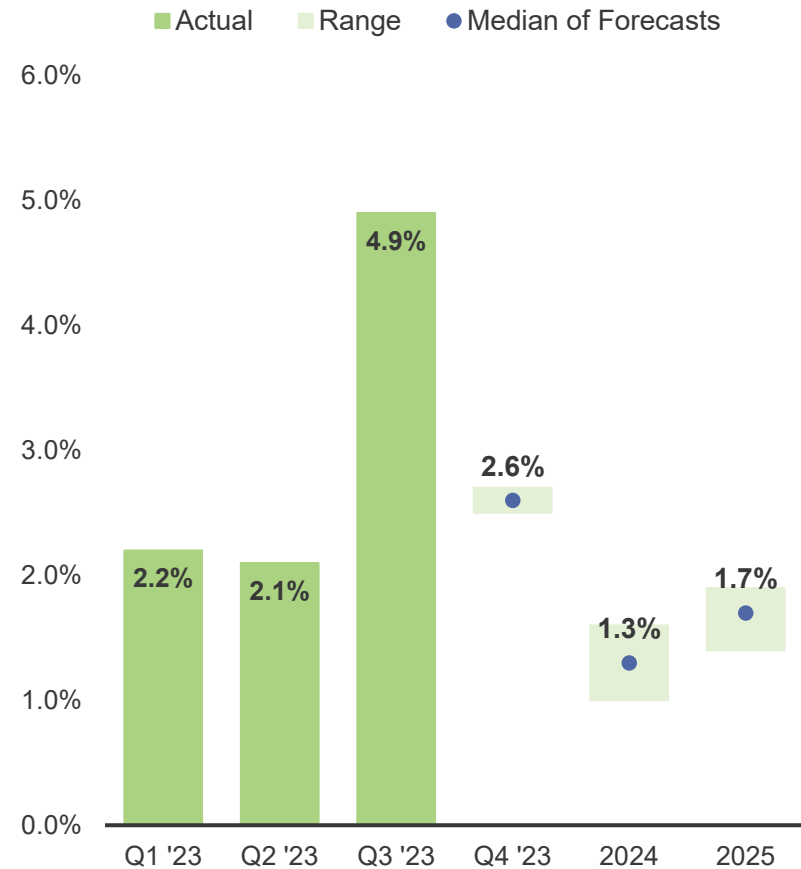
Source: Bloomberg, as of November 2023.

Balanced Risks Support Soft Landing



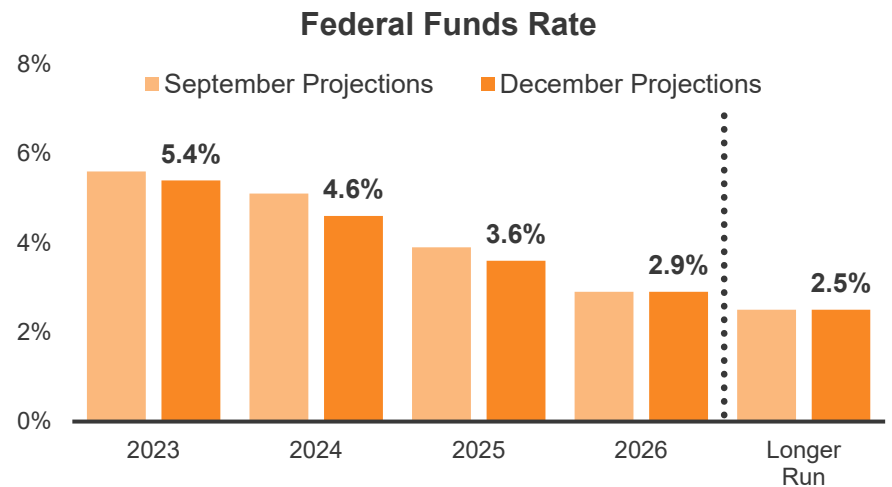
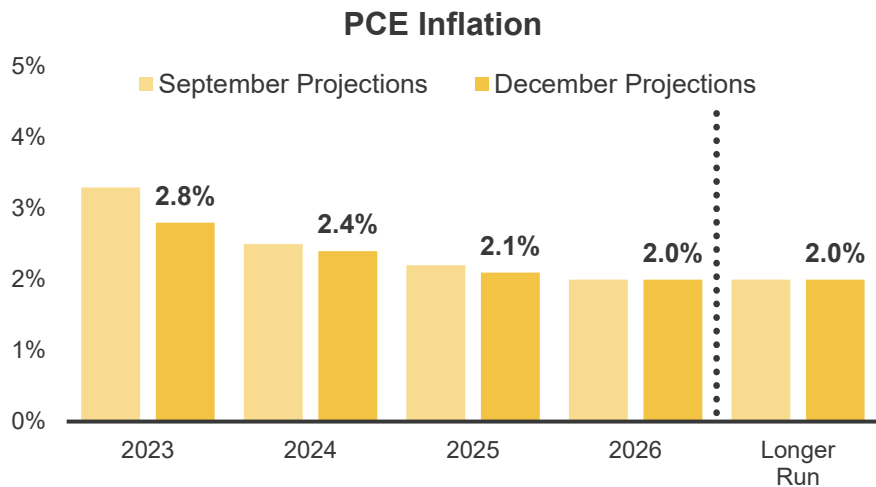
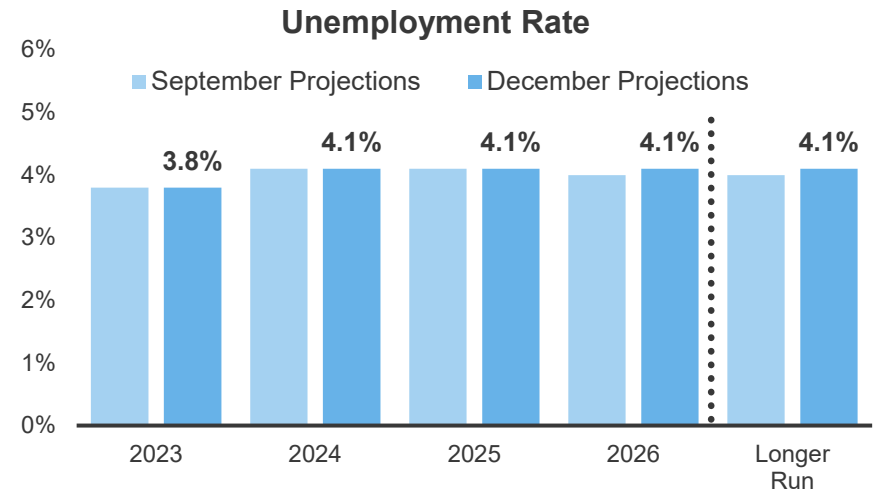
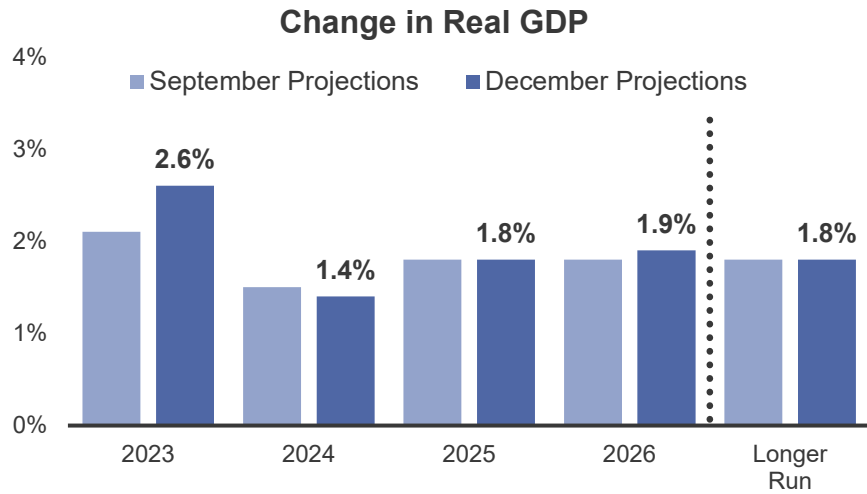
U.S. GDP Forecasts

Annualized Rate



Source: Bloomberg, Economist Forecasts.

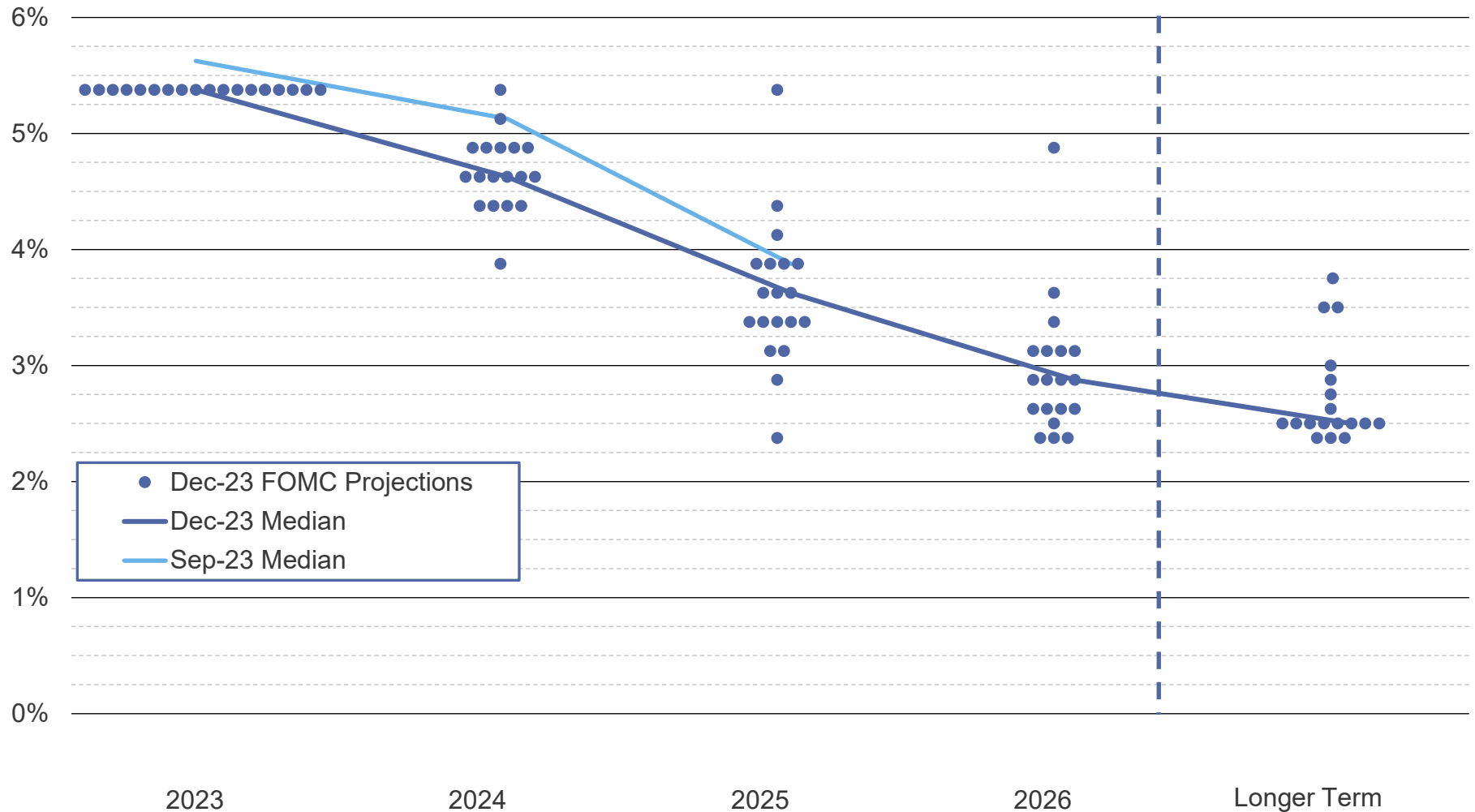
Federal Reserve Projects a Soft Landing



Source: Federal Reserve, latest economic projections as of December 2023.

Fed's Updated "Dot Plot" Also Shows Lower Rate Trajectory

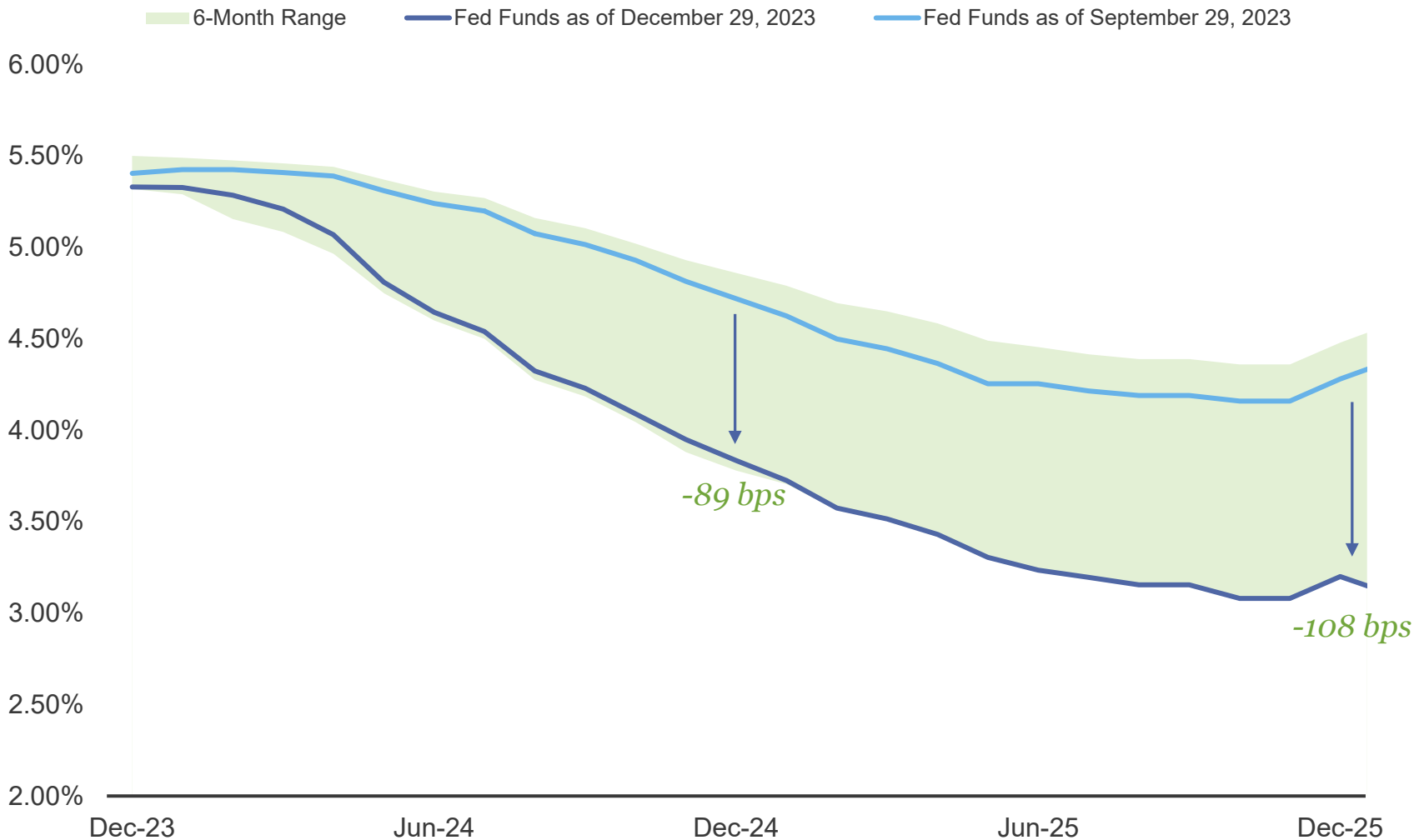
Fed Participants' Assessments of 'Appropriate' Monetary Policy



Source: Federal Reserve. Individual dots represent each Fed members' judgement of the midpoint of the appropriate target range for the federal funds rate at each year-end.

Market Expects Lower Rates

Implied Fed Funds Rate

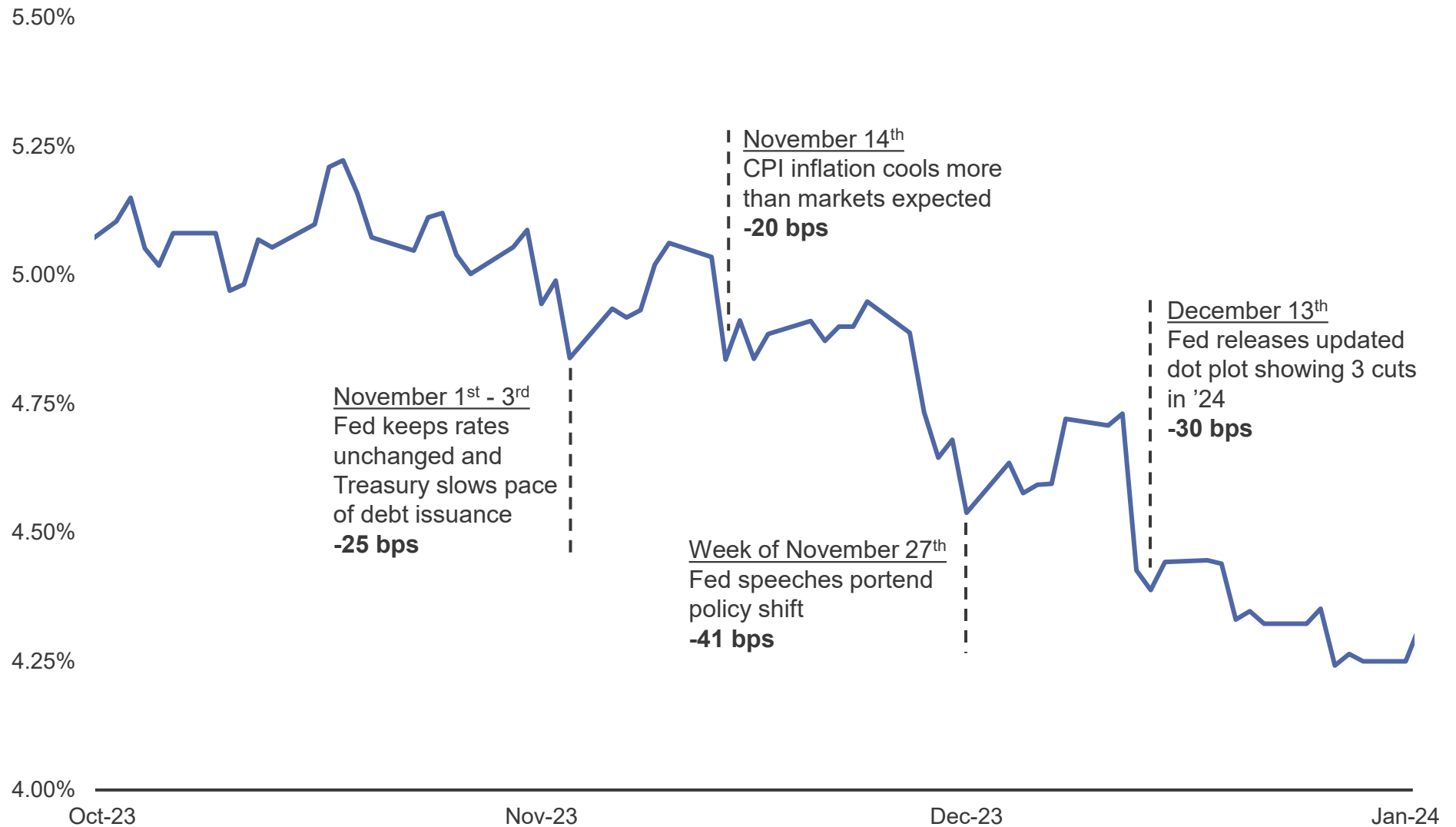


Expectations for Fed Funds have reached their most dovish levels in 6 months in response to falling inflation, Fed pivot and moderating labor market

Source: Bloomberg, as of December 2023.

Rates Fall on Softer Inflation and Fed Pivot

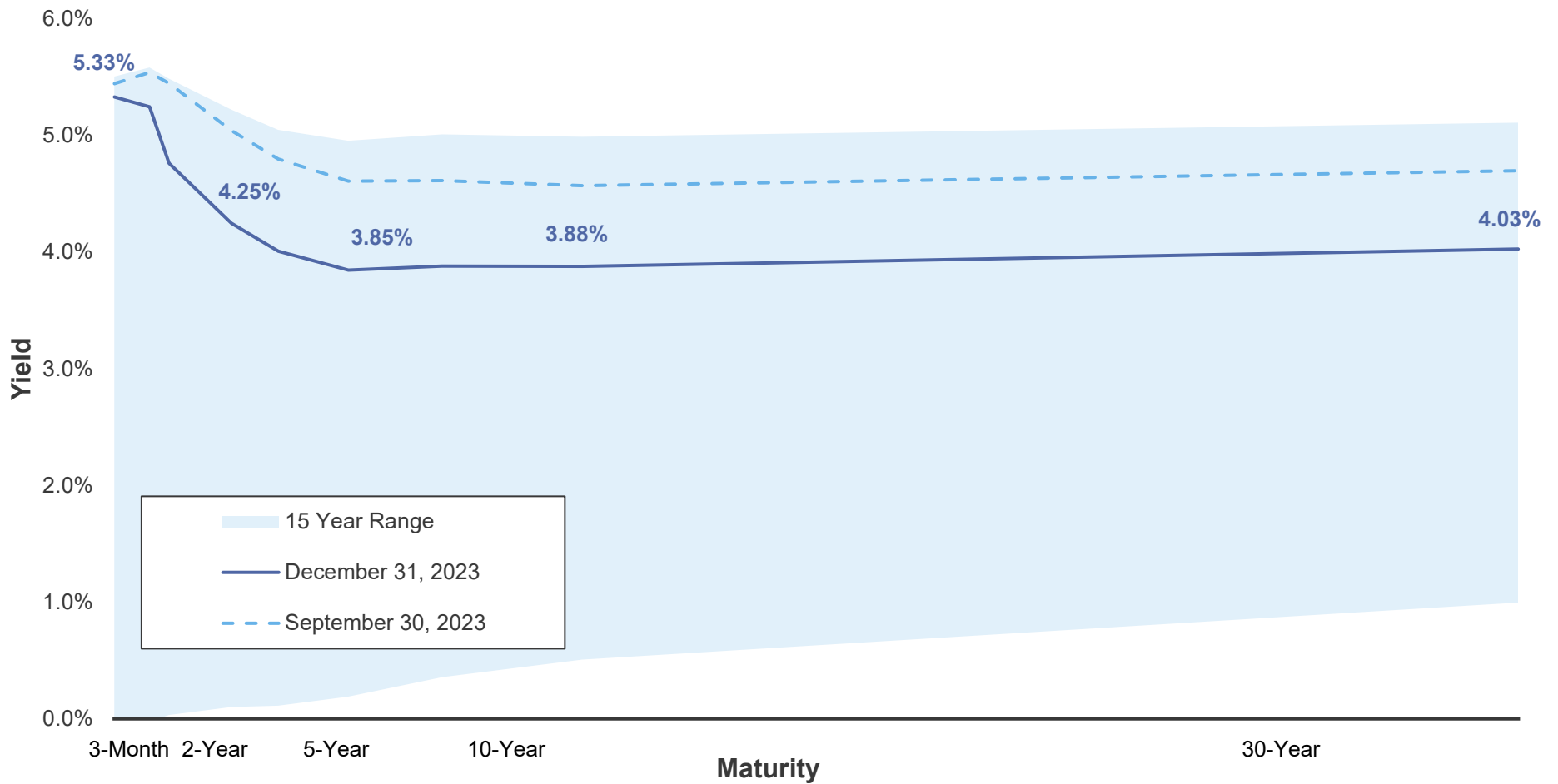
2-Year US Treasury Yield



Source: Bloomberg, as of 12/31/2023.

Interest Rates Moderate But Remain High

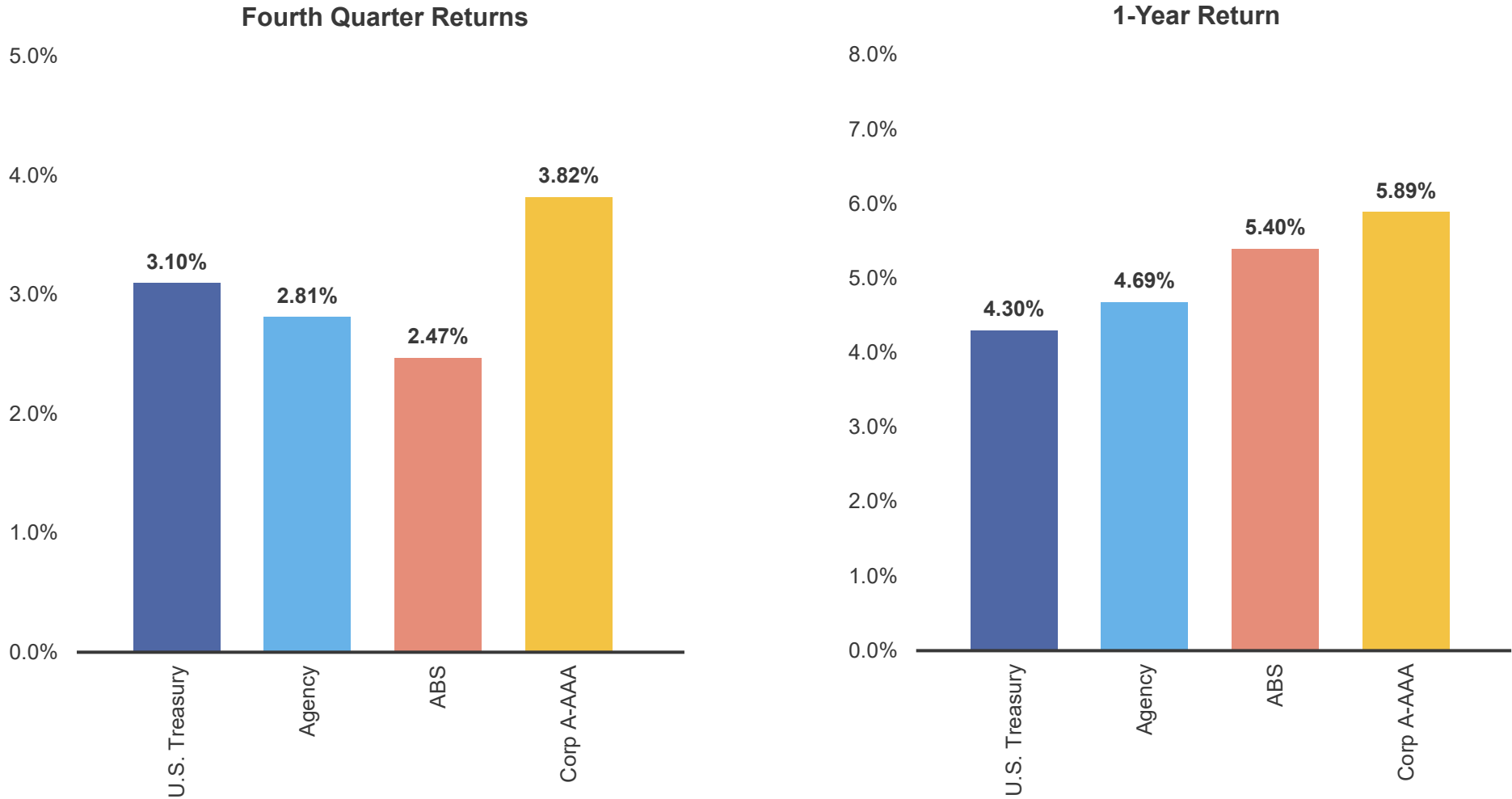
U.S. Treasury Yield Curve



Source: Bloomberg, as of December 31, 2023.

Fixed-Income Markets Total Returns

1-5 Year Indices



Source: ICE BofA Indices. ABS indices are 0-5 year, based on weighted average life. As of December 31, 2023.

Portfolio Holdings and Transactions

Managed Account Detail of Securities Held

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|---|-----------|--------------|---------------|-------------------|---------------|----------------|------------------|----------------|---------------------|-------------------|-----------------|
| U.S. Treasury | | | | | | | | | | | |
| US TREASURY BILL DTD 07/06/2023 0.000% 01/04/2024 | 912797FW2 | 6,960,000.00 | A-1+ | P-1 | 11/29/2023 | 11/30/2023 | 6,924,382.97 | 5.29 | 0.00 | 6,956,947.11 | 6,957,977.42 |
| US TREASURY BILL DTD 09/12/2023 0.000% 01/09/2024 | 912797HY6 | 3,235,000.00 | A-1+ | P-1 | 12/20/2023 | 12/21/2023 | 3,226,085.87 | 5.24 | 0.00 | 3,231,246.68 | 3,231,697.71 |
| US TREASURY NOTES DTD 09/15/2022 3.500% 09/15/2025 | 91282CFK2 | 2,560,000.00 | AA+ | Aaa | 10/30/2023 | 10/31/2023 | 2,487,400.00 | 5.10 | 26,584.62 | 2,493,971.09 | 2,522,400.00 |
| US TREASURY NOTES DTD 09/30/2020 0.250% 09/30/2025 | 91282CAM3 | 2,200,000.00 | AA+ | Aaa | 9/27/2021 | 9/28/2021 | 2,151,617.19 | 0.81 | 1,397.54 | 2,178,900.73 | 2,048,750.00 |
| US TREASURY NOTES DTD 09/30/2020 0.250% 09/30/2025 | 91282CAM3 | 3,835,000.00 | AA+ | Aaa | 9/7/2021 | 9/9/2021 | 3,770,583.98 | 0.67 | 2,436.17 | 3,807,268.95 | 3,571,343.75 |
| US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025 | 91282CAZ4 | 2,200,000.00 | AA+ | Aaa | 6/22/2022 | 6/23/2022 | 1,995,382.81 | 3.26 | 721.31 | 2,086,124.67 | 2,042,906.36 |
| US TREASURY NOTES DTD 11/30/2020 0.375% 11/30/2025 | 91282CAZ4 | 2,150,000.00 | AA+ | Aaa | 11/2/2021 | 11/8/2021 | 2,094,906.25 | 1.02 | 704.92 | 2,124,032.01 | 1,996,476.67 |
| US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025 | 91282CBC4 | 4,225,000.00 | AA+ | Aaa | 1/11/2021 | 1/12/2021 | 4,199,253.91 | 0.50 | 43.53 | 4,214,639.11 | 3,916,046.88 |
| US TREASURY NOTES DTD 12/31/2020 0.375% 12/31/2025 | 91282CBC4 | 2,300,000.00 | AA+ | Aaa | 4/5/2021 | 4/7/2021 | 2,245,464.84 | 0.89 | 23.69 | 2,276,974.74 | 2,131,812.50 |
| US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026 | 91282CBH3 | 2,300,000.00 | AA+ | Aaa | 7/2/2021 | 7/7/2021 | 2,255,796.88 | 0.80 | 3,609.38 | 2,279,845.07 | 2,124,625.00 |
| US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026 | 91282CBH3 | 1,700,000.00 | AA+ | Aaa | 5/3/2022 | 5/4/2022 | 1,545,937.50 | 2.95 | 2,667.80 | 1,614,297.10 | 1,570,375.00 |
| US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026 | 91282CBH3 | 2,725,000.00 | AA+ | Aaa | 1/4/2022 | 1/6/2022 | 2,628,347.66 | 1.27 | 4,276.33 | 2,675,503.07 | 2,517,218.75 |
| US TREASURY NOTES DTD 01/31/2019 2.625% 01/31/2026 | 9128286A3 | 2,780,000.00 | AA+ | Aaa | 2/4/2021 | 2/5/2021 | 3,075,809.38 | 0.46 | 30,538.45 | 2,903,619.41 | 2,692,690.76 |
| US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026 | 91282CBH3 | 1,385,000.00 | AA+ | Aaa | 2/17/2022 | 2/18/2022 | 1,308,013.48 | 1.84 | 2,173.47 | 1,344,399.35 | 1,279,393.75 |
| US TREASURY NOTES DTD 01/31/2021 0.375% 01/31/2026 | 91282CBH3 | 950,000.00 | AA+ | Aaa | 2/26/2021 | 2/26/2021 | 930,332.03 | 0.80 | 1,490.83 | 941,684.82 | 877,562.50 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|---|-----------|--------------|---------------|-------------------|---------------|----------------|------------------|----------------|---------------------|-------------------|-----------------|
| U.S. Treasury | | | | | | | | | | | |
| US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026 | 91282CBQ3 | 2,160,000.00 | AA+ | Aaa | 3/4/2021 | 3/9/2021 | 2,131,312.50 | 0.77 | 3,649.45 | 2,147,542.96 | 1,995,975.00 |
| US TREASURY NOTES DTD 02/28/2021 0.500% 02/28/2026 | 91282CBQ3 | 3,900,000.00 | AA+ | Aaa | 12/3/2021 | 12/7/2021 | 3,794,882.81 | 1.15 | 6,589.29 | 3,846,284.03 | 3,603,843.75 |
| US TREASURY NOTES DTD 03/15/2023 4.625% 03/15/2026 | 91282CGR6 | 2,435,000.00 | AA+ | Aaa | 3/27/2023 | 3/28/2023 | 2,495,304.30 | 3.73 | 33,414.35 | 2,479,768.84 | 2,456,686.60 |
| US TREASURY NOTES DTD 03/31/2021 0.750% 03/31/2026 | 91282CBT7 | 3,765,000.00 | AA+ | Aaa | 9/7/2021 | 9/9/2021 | 3,763,529.30 | 0.76 | 7,175.10 | 3,764,275.26 | 3,494,390.63 |
| US TREASURY NOTES DTD 05/31/2021 0.750% 05/31/2026 | 91282CCF6 | 2,205,000.00 | AA+ | Aaa | 6/2/2021 | 6/4/2021 | 2,200,176.56 | 0.79 | 1,445.90 | 2,202,667.70 | 2,035,490.63 |
| US TREASURY NOTES DTD 05/31/2021 0.750% 05/31/2026 | 91282CCF6 | 1,945,000.00 | AA+ | Aaa | 6/6/2022 | 6/8/2022 | 1,782,562.11 | 2.99 | 1,275.41 | 1,846,508.75 | 1,795,478.12 |
| US TREASURY NOTES DTD 05/31/2021 0.750% 05/31/2026 | 91282CCF6 | 1,430,000.00 | AA+ | Aaa | 6/7/2021 | 6/7/2021 | 1,426,760.16 | 0.80 | 937.71 | 1,428,430.84 | 1,320,068.75 |
| US TREASURY NOTES DTD 08/15/2016 1.500% 08/15/2026 | 9128282A7 | 3,000,000.00 | AA+ | Aaa | 5/31/2022 | 6/1/2022 | 2,840,625.00 | 2.85 | 16,997.28 | 2,900,701.90 | 2,807,812.50 |
| US TREASURY NOTES DTD 09/30/2021 0.875% 09/30/2026 | 91282CCZ2 | 2,430,000.00 | AA+ | Aaa | 4/5/2022 | 4/7/2022 | 2,237,403.52 | 2.77 | 5,402.77 | 2,311,994.95 | 2,232,562.50 |
| US TREASURY NOTES DTD 11/15/2016 2.000% 11/15/2026 | 912828U24 | 1,500,000.00 | AA+ | Aaa | 5/31/2022 | 6/1/2022 | 1,446,093.75 | 2.87 | 3,873.63 | 1,465,265.57 | 1,418,437.50 |
| US TREASURY NOTES DTD 02/15/2017 2.250% 02/15/2027 | 912828V98 | 5,550,000.00 | AA+ | Aaa | 7/5/2022 | 7/7/2022 | 5,406,480.47 | 2.85 | 47,167.46 | 5,452,757.85 | 5,269,031.25 |
| US TREASURY NOTES DTD 03/31/2022 2.500% 03/31/2027 | 91282CEF4 | 475,000.00 | AA+ | Aaa | 11/29/2022 | 11/30/2022 | 446,277.34 | 4.03 | 3,017.42 | 453,485.24 | 454,070.31 |
| US TREASURY NOTES DTD 03/31/2022 2.500% 03/31/2027 | 91282CEF4 | 2,580,000.00 | AA+ | Aaa | 3/27/2023 | 3/28/2023 | 2,467,528.13 | 3.68 | 16,389.34 | 2,488,962.32 | 2,466,318.75 |
| US TREASURY NOTES DTD 03/31/2022 2.500% 03/31/2027 | 91282CEF4 | 2,850,000.00 | AA+ | Aaa | 4/25/2023 | 4/26/2023 | 2,744,349.61 | 3.52 | 18,104.51 | 2,762,755.60 | 2,724,421.88 |
| US TREASURY NOTES DTD 04/30/2020 0.500% 04/30/2027 | 912828ZN3 | 2,400,000.00 | AA+ | Aaa | 8/3/2022 | 8/5/2022 | 2,145,000.00 | 2.92 | 2,043.96 | 2,220,806.82 | 2,143,125.12 |
| US TREASURY NOTES DTD 06/30/2020 0.500% 06/30/2027 | 912828ZV5 | 1,135,000.00 | AA+ | Aaa | 8/9/2022 | 8/12/2022 | 1,006,913.48 | 3.00 | 15.59 | 1,043,335.17 | 1,008,199.16 |
| US TREASURY NOTES DTD 06/30/2022 3.250% 06/30/2027 | 91282CEW7 | 2,730,000.00 | AA+ | Aaa | 4/25/2023 | 4/26/2023 | 2,703,766.41 | 3.50 | 243.75 | 2,708,064.18 | 2,668,575.00 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|---|-----------|-----------------------|---------------|-------------------|---------------|----------------|-----------------------|----------------|---------------------|-----------------------|-----------------------|
| U.S. Treasury | | | | | | | | | | | |
| US TREASURY NOTES DTD 08/15/2017 2.250% 08/15/2027 | 9128282R0 | 6,600,000.00 | AA+ | Aaa | 9/1/2022 | 9/6/2022 | 6,257,367.19 | 3.40 | 56,091.03 | 6,348,913.21 | 6,224,625.00 |
| US TREASURY NOTES DTD 09/30/2022 4.125% 09/30/2027 | 91282CFM8 | 1,680,000.00 | AA+ | Aaa | 11/1/2022 | 11/3/2022 | 1,669,040.63 | 4.27 | 17,609.02 | 1,671,633.70 | 1,691,550.00 |
| US TREASURY NOTES DTD 09/30/2022 4.125% 09/30/2027 | 91282CFM8 | 2,650,000.00 | AA+ | Aaa | 4/25/2023 | 4/26/2023 | 2,719,148.44 | 3.48 | 27,776.12 | 2,708,464.19 | 2,668,218.75 |
| US TREASURY NOTES DTD 10/31/2020 0.500% 10/31/2027 | 91282CAU5 | 3,045,000.00 | AA+ | Aaa | 1/4/2023 | 1/6/2023 | 2,593,126.76 | 3.91 | 2,593.27 | 2,685,607.92 | 2,677,696.88 |
| US TREASURY NOTES DTD 10/31/2022 4.125% 10/31/2027 | 91282CFU0 | 1,565,000.00 | AA+ | Aaa | 12/6/2022 | 12/8/2022 | 1,586,763.28 | 3.81 | 10,995.84 | 1,582,028.43 | 1,575,514.92 |
| US TREASURY NOTES DTD 11/15/2017 2.250% 11/15/2027 | 9128283F5 | 3,500,000.00 | AA+ | Aaa | 5/12/2023 | 5/15/2023 | 3,318,710.94 | 3.50 | 10,168.27 | 3,344,168.55 | 3,291,640.80 |
| US TREASURY NOTES DTD 12/31/2022 3.875% 12/31/2027 | 91282CGC9 | 2,660,000.00 | AA+ | Aaa | 4/25/2023 | 4/26/2023 | 2,708,004.69 | 3.45 | 283.17 | 2,700,986.46 | 2,657,090.49 |
| US TREASURY NOTES DTD 01/31/2021 0.750% 01/31/2028 | 91282CBJ9 | 5,120,000.00 | AA+ | Aaa | 1/31/2023 | 1/31/2023 | 4,442,200.00 | 3.67 | 16,069.57 | 4,566,549.95 | 4,515,200.00 |
| US TREASURY NOTES DTD 02/28/2023 4.000% 02/29/2028 | 91282CGP0 | 1,600,000.00 | AA+ | Aaa | 3/3/2023 | 3/7/2023 | 1,582,250.00 | 4.25 | 21,626.37 | 1,585,175.82 | 1,606,000.00 |
| US TREASURY NOTES DTD 03/31/2023 3.625% 03/31/2028 | 91282CGT2 | 2,725,000.00 | AA+ | Aaa | 4/25/2023 | 4/26/2023 | 2,750,227.54 | 3.42 | 25,100.15 | 2,746,725.66 | 2,696,046.88 |
| US TREASURY NOTES DTD 03/31/2021 1.250% 03/31/2028 | 91282CBS9 | 1,545,000.00 | AA+ | Aaa | 5/8/2023 | 5/9/2023 | 1,390,439.65 | 3.49 | 4,907.27 | 1,410,926.68 | 1,385,671.88 |
| US TREASURY NOTES DTD 04/30/2023 3.500% 04/30/2028 | 91282CHA2 | 3,530,000.00 | AA+ | Aaa | 5/1/2023 | 5/1/2023 | 3,512,625.78 | 3.61 | 21,044.23 | 3,514,956.93 | 3,475,946.88 |
| US TREASURY NOTES DTD 05/31/2023 3.625% 05/31/2028 | 91282CHE4 | 1,355,000.00 | AA+ | Aaa | 5/31/2023 | 5/31/2023 | 1,345,208.01 | 3.79 | 4,294.54 | 1,346,360.32 | 1,341,450.00 |
| US TREASURY NOTES DTD 06/30/2023 4.000% 06/30/2028 | 91282CHK0 | 755,000.00 | AA+ | Aaa | 7/6/2023 | 7/10/2023 | 742,937.69 | 4.36 | 82.97 | 744,099.44 | 758,892.93 |
| US TREASURY N/B NOTES DTD 10/31/2023 4.875% 10/31/2028 | 91282CJF9 | 2,465,000.00 | AA+ | Aaa | 11/6/2023 | 11/7/2023 | 2,498,219.73 | 4.57 | 20,468.30 | 2,497,318.02 | 2,574,384.38 |
| Security Type Sub-Total | | 124,790,000.00 | | | | | 120,994,550.53 | 2.87 | 483,521.08 | 122,106,977.17 | 118,515,694.29 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|--|-----------|---------------------|---------------|-------------------|---------------|----------------|---------------------|----------------|---------------------|---------------------|---------------------|
| Supranational | | | | | | | | | | | |
| INTER-AMERICAN DEVEL BK NOTES DTD 09/23/2021 0.500% 09/23/2024 | 4581X0DZ8 | 2,360,000.00 | AAA | Aaa | 9/15/2021 | 9/23/2021 | 2,358,253.60 | 0.52 | 3,212.22 | 2,359,576.15 | 2,284,114.20 |
| Security Type Sub-Total | | 2,360,000.00 | | | | | 2,358,253.60 | 0.52 | 3,212.22 | 2,359,576.15 | 2,284,114.20 |
| Negotiable CD | | | | | | | | | | | |
| TORONTO DOMINION BANK NY CERT DEPOS DTD 10/31/2022 5.470% 10/25/2024 | 89115B6F2 | 1,700,000.00 | A | A1 | 10/27/2022 | 10/31/2022 | 1,700,000.00 | 5.44 | 17,564.78 | 1,700,000.00 | 1,702,267.45 |
| COOPERAT RABOBANK UA/NY CERT DEPOS DTD 07/20/2023 5.080% 07/17/2026 | 21684LGS5 | 2,000,000.00 | A+ | Aa2 | 7/17/2023 | 7/20/2023 | 2,000,000.00 | 5.08 | 45,437.78 | 2,000,000.00 | 1,961,586.00 |
| Security Type Sub-Total | | 3,700,000.00 | | | | | 3,700,000.00 | 5.25 | 63,002.56 | 3,700,000.00 | 3,663,853.45 |
| Municipal | | | | | | | | | | | |
| MD ST TXBL GO BONDS DTD 08/05/2020 0.510% 08/01/2024 | 574193TQ1 | 435,000.00 | AAA | Aaa | 7/23/2020 | 8/5/2020 | 434,878.20 | 0.52 | 924.38 | 434,982.19 | 423,633.45 |
| UNIV OF CAL TXBL REV BONDS DTD 07/16/2020 0.883% 05/15/2025 | 91412HGE7 | 350,000.00 | AA | Aa2 | 7/10/2020 | 7/16/2020 | 350,000.00 | 0.88 | 394.90 | 350,000.00 | 332,209.50 |
| UNIV OF CAL TXBL REV BONDS DTD 07/16/2020 0.883% 05/15/2025 | 91412HGE7 | 155,000.00 | AA | Aa2 | 7/14/2020 | 7/16/2020 | 155,561.10 | 0.81 | 174.88 | 155,152.09 | 147,121.35 |
| FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025 | 341271AD6 | 330,000.00 | AA | Aa3 | 9/3/2020 | 9/16/2020 | 332,333.10 | 1.11 | 2,075.70 | 330,729.68 | 313,384.50 |
| FL ST BOARD OF ADMIN TXBL REV BONDS DTD 09/16/2020 1.258% 07/01/2025 | 341271AD6 | 850,000.00 | AA | Aa3 | 9/3/2020 | 9/16/2020 | 850,000.00 | 1.26 | 5,346.50 | 850,000.00 | 807,202.50 |
| LOS ANGELES CCD, CA TXBL GO BONDS DTD 11/10/2020 0.773% 08/01/2025 | 54438CYK2 | 605,000.00 | AA+ | Aaa | 10/30/2020 | 11/10/2020 | 605,000.00 | 0.77 | 1,948.60 | 605,000.00 | 568,633.45 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|--|-----------|---------------------|---------------|-------------------|---------------|----------------|---------------------|----------------|---------------------|---------------------|---------------------|
| Municipal | | | | | | | | | | | |
| NJ TURNPIKE AUTHORITY TXBL REV BONDS DTD 02/04/2021 1.047% 01/01/2026 | 646140DP5 | 335,000.00 | AA- | A1 | 1/22/2021 | 2/4/2021 | 335,000.00 | 1.05 | 1,753.73 | 335,000.00 | 312,622.00 |
| Security Type Sub-Total | | 3,060,000.00 | | | | | 3,062,772.40 | 0.95 | 12,618.69 | 3,060,863.96 | 2,904,806.75 |
| Federal Agency | | | | | | | | | | | |
| FEDERAL HOME LOAN BANK NOTES (CALLABLE) DTD 12/11/2023 5.480% 09/11/2024 | 3130AY3C8 | 2,520,000.00 | AA+ | Aaa | 12/18/2023 | 12/18/2023 | 2,520,252.00 | 5.48 | 7,672.00 | 2,520,210.00 | 2,518,868.52 |
| FANNIE MAE NOTES DTD 01/10/2020 1.625% 01/07/2025 | 3135G0X24 | 1,485,000.00 | AA+ | Aaa | 3/4/2020 | 3/5/2020 | 1,540,227.15 | 0.84 | 11,663.44 | 1,496,613.62 | 1,438,109.64 |
| FEDERAL HOME LOAN BANK NOTES DTD 04/16/2020 0.500% 04/14/2025 | 3130AJHU6 | 1,645,000.00 | AA+ | Aaa | 4/15/2020 | 4/16/2020 | 1,636,840.80 | 0.60 | 1,759.24 | 1,642,902.05 | 1,562,845.41 |
| FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025 | 3135G03U5 | 1,100,000.00 | AA+ | Aaa | 5/21/2020 | 5/26/2020 | 1,103,619.00 | 0.56 | 1,317.71 | 1,100,963.32 | 1,045,729.30 |
| FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025 | 3135G03U5 | 2,315,000.00 | AA+ | Aaa | 6/3/2020 | 6/5/2020 | 2,326,852.80 | 0.52 | 2,773.18 | 2,318,172.72 | 2,200,784.84 |
| FANNIE MAE NOTES DTD 04/24/2020 0.625% 04/22/2025 | 3135G03U5 | 65,000.00 | AA+ | Aaa | 4/22/2020 | 4/24/2020 | 64,866.10 | 0.67 | 77.86 | 64,964.98 | 61,793.10 |
| FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025 | 3135G04Z3 | 2,275,000.00 | AA+ | Aaa | 10/1/2020 | 10/5/2020 | 2,285,669.75 | 0.40 | 442.36 | 2,278,314.09 | 2,147,625.02 |
| FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025 | 3135G04Z3 | 2,065,000.00 | AA+ | Aaa | 8/3/2020 | 8/4/2020 | 2,075,758.65 | 0.39 | 401.53 | 2,068,225.17 | 1,949,382.72 |
| FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025 | 3135G04Z3 | 2,550,000.00 | AA+ | Aaa | 6/17/2020 | 6/19/2020 | 2,544,721.50 | 0.54 | 495.83 | 2,548,457.54 | 2,407,228.05 |
| FANNIE MAE NOTES DTD 06/19/2020 0.500% 06/17/2025 | 3135G04Z3 | 485,000.00 | AA+ | Aaa | 9/17/2020 | 9/18/2020 | 486,726.60 | 0.42 | 94.31 | 485,531.03 | 457,845.34 |
| FREDDIE MAC NOTES (CALLABLE) DTD 06/30/2022 4.000% 06/30/2025 | 3134GXZF4 | 2,350,000.00 | AA+ | Aaa | 6/22/2022 | 6/30/2022 | 2,350,000.00 | 4.00 | 261.11 | 2,350,000.00 | 2,319,473.50 |
| FREDDIE MAC NOTES DTD 07/23/2020 0.375% 07/21/2025 | 3137EAEU9 | 1,545,000.00 | AA+ | Aaa | 7/21/2020 | 7/23/2020 | 1,537,305.90 | 0.48 | 2,575.00 | 1,542,608.25 | 1,451,760.80 |
| FANNIE MAE NOTES DTD 08/27/2020 0.375% 08/25/2025 | 3135G05X7 | 1,545,000.00 | AA+ | Aaa | 8/25/2020 | 8/27/2020 | 1,537,769.40 | 0.47 | 2,027.81 | 1,542,613.58 | 1,446,753.45 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|--|-----------|----------------------|---------------|-------------------|---------------|----------------|----------------------|----------------|---------------------|----------------------|----------------------|
| Federal Agency | | | | | | | | | | | |
| FREDDIE MAC NOTES DTD 09/25/2020 0.375% 09/23/2025 | 3137EAEX3 | 2,230,000.00 | AA+ | Aaa | 9/23/2020 | 9/25/2020 | 2,223,287.70 | 0.44 | 2,276.46 | 2,227,677.93 | 2,083,150.04 |
| FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025 | 3135G06G3 | 895,000.00 | AA+ | Aaa | 11/19/2020 | 11/24/2020 | 894,659.90 | 0.51 | 671.25 | 894,872.91 | 834,466.67 |
| FANNIE MAE NOTES DTD 11/12/2020 0.500% 11/07/2025 | 3135G06G3 | 1,455,000.00 | AA+ | Aaa | 11/9/2020 | 11/12/2020 | 1,449,791.10 | 0.57 | 1,091.25 | 1,453,066.33 | 1,356,591.08 |
| FREDDIE MAC NOTES (CALLABLE) DTD 10/30/2023 6.000% 10/30/2026 | 3134H1HP1 | 2,500,000.00 | AA+ | Aaa | 11/6/2023 | 11/7/2023 | 2,503,125.00 | 5.95 | 25,416.67 | 2,502,151.94 | 2,504,787.50 |
| Security Type Sub-Total | | 29,025,000.00 | | | | | 29,081,473.35 | 1.75 | 61,017.01 | 29,037,345.46 | 27,787,194.98 |
| Corporate | | | | | | | | | | | |
| PFIZER INC CORP NOTES DTD 03/11/2019 2.950% 03/15/2024 | 717081ES8 | 2,070,000.00 | A | A2 | 4/2/2019 | 4/4/2019 | 2,095,316.10 | 2.68 | 17,980.25 | 2,070,640.73 | 2,057,956.74 |
| BLACKROCK INC CORP NOTES DTD 03/18/2014 3.500% 03/18/2024 | 09247XAL5 | 2,080,000.00 | AA- | Aa3 | 5/30/2019 | 5/31/2019 | 2,173,912.00 | 2.50 | 20,828.89 | 2,084,125.06 | 2,070,224.00 |
| HERSHEY COMPANY CORP NOTES (CALLABLE) DTD 10/31/2019 2.050% 11/15/2024 | 427866BC1 | 1,215,000.00 | A | A1 | 5/4/2020 | 5/6/2020 | 1,274,778.00 | 0.94 | 3,182.63 | 1,225,607.56 | 1,181,492.73 |
| PACCAR FINANCIAL CORP CORPORATE NOTES DTD 02/06/2020 1.800% 02/06/2025 | 69371RQ66 | 1,255,000.00 | A+ | A1 | 5/11/2020 | 5/13/2020 | 1,275,117.65 | 1.45 | 9,098.75 | 1,259,674.74 | 1,214,020.49 |
| MICROSOFT CORP (CALLABLE) NOTES DTD 02/12/2015 2.700% 02/12/2025 | 594918BB9 | 1,415,000.00 | AAA | Aaa | 3/23/2021 | 3/25/2021 | 1,516,073.45 | 0.83 | 14,751.38 | 1,439,050.61 | 1,384,474.21 |
| TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025 | 89236TGT6 | 730,000.00 | A+ | A1 | 5/20/2020 | 5/26/2020 | 737,132.10 | 1.58 | 5,037.00 | 731,692.01 | 705,446.45 |
| TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025 | 89236TGT6 | 530,000.00 | A+ | A1 | 5/20/2020 | 5/26/2020 | 535,178.10 | 1.58 | 3,657.00 | 531,228.45 | 512,173.45 |
| INTEL CORP (CALLABLE) CORPORATE NOTES DTD 03/25/2020 3.400% 03/25/2025 | 458140BP4 | 1,150,000.00 | A | A2 | 5/4/2020 | 5/6/2020 | 1,271,589.50 | 1.17 | 10,426.67 | 1,179,151.01 | 1,129,962.40 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|--|-----------|--------------|---------------|-------------------|---------------|----------------|------------------|----------------|---------------------|-------------------|-----------------|
| Corporate | | | | | | | | | | | |
| CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025 | 172967MX6 | 390,000.00 | BBB+ | A3 | 4/27/2021 | 5/4/2021 | 390,000.00 | 0.98 | 637.65 | 390,000.00 | 383,639.49 |
| CITIGROUP INC (CALLABLE) CORPORATE NOTES DTD 05/04/2021 0.981% 05/01/2025 | 172967MX6 | 415,000.00 | BBB+ | A3 | 4/28/2021 | 5/4/2021 | 416,099.75 | 0.91 | 678.53 | 415,121.75 | 408,231.77 |
| GOLDMAN SACHS GROUP INC CORPORATE NOTES DTD 05/22/2015 3.750% 05/22/2025 | 38148LAE6 | 1,080,000.00 | BBB+ | A2 | 2/12/2021 | 2/17/2021 | 1,206,554.40 | 0.94 | 4,387.50 | 1,116,084.41 | 1,057,141.80 |
| JPMORGAN CHASE & CO (CALLABLE) CORP NOTE DTD 06/01/2021 0.824% 06/01/2025 | 46647PCH7 | 270,000.00 | A- | A1 | 5/24/2021 | 6/1/2021 | 270,000.00 | 0.82 | 185.40 | 270,000.00 | 265,323.06 |
| BRISTOL-MYERS SQUIBB CO CORPORATE NOTES DTD 11/13/2020 0.750% 11/13/2025 | 110122DN5 | 565,000.00 | A | A2 | 6/17/2021 | 6/21/2021 | 559,372.60 | 0.98 | 565.00 | 562,610.28 | 526,478.87 |
| BANK OF AMERICA CORP NOTES (CALLABLE) DTD 03/22/2022 3.384% 04/02/2026 | 06051GKM0 | 1,170,000.00 | A- | A1 | 3/17/2022 | 3/22/2022 | 1,170,000.00 | 3.38 | 9,788.22 | 1,170,000.00 | 1,139,212.62 |
| WELLS FARGO BANK NA BANK NOTES (CALLABLE) DTD 08/09/2023 5.450% 08/07/2026 | 94988J6D4 | 3,000,000.00 | A+ | Aa2 | 8/22/2023 | 8/24/2023 | 2,991,210.00 | 5.56 | 64,491.67 | 2,992,269.04 | 3,049,797.00 |
| BANK OF AMERICA NA CORPORATE NOTES DTD 08/18/2023 5.526% 08/18/2026 | 06428CAA2 | 1,190,000.00 | A+ | Aa1 | 8/14/2023 | 8/18/2023 | 1,190,000.00 | 5.53 | 24,294.45 | 1,190,000.00 | 1,212,897.98 |
| JP MORGAN CORP NOTES (CALLABLE) DTD 12/08/2023 5.110% 12/08/2026 | 48125LRU8 | 3,100,000.00 | A+ | Aa2 | 12/5/2023 | 12/8/2023 | 3,100,000.00 | 5.11 | 10,120.64 | 3,100,000.00 | 3,131,303.80 |
| TARGET CORP CORP NOTES (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027 | 87612EBM7 | 375,000.00 | A | A2 | 1/27/2022 | 1/31/2022 | 374,771.25 | 1.96 | 3,371.87 | 374,859.72 | 349,943.25 |
| TARGET CORP CORP NOTES (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027 | 87612EBM7 | 210,000.00 | A | A2 | 1/19/2022 | 1/24/2022 | 209,643.00 | 1.99 | 1,888.25 | 209,781.91 | 195,968.22 |
| TARGET CORP CORP NOTES (CALLABLE) DTD 01/24/2022 1.950% 01/15/2027 | 87612EBM7 | 610,000.00 | A | A2 | 1/28/2022 | 2/1/2022 | 606,401.00 | 2.08 | 5,484.92 | 607,791.66 | 569,241.02 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|--|-----------|----------------------|---------------|-------------------|---------------|----------------|----------------------|----------------|---------------------|----------------------|----------------------|
| Corporate | | | | | | | | | | | |
| BANK OF NY MELLON CORP (CALLABLE) CORPOR DTD 01/26/2022 2.050% 01/26/2027 | 06406RBA4 | 2,220,000.00 | A | A1 | 1/26/2022 | 1/28/2022 | 2,227,148.40 | 1.98 | 19,594.58 | 2,224,345.65 | 2,064,921.90 |
| HOME DEPOT INC CORP NOTES (CALLABLE) DTD 09/14/2017 2.800% 09/14/2027 | 437076BT8 | 1,225,000.00 | A | A2 | 1/26/2023 | 1/30/2023 | 1,155,665.00 | 4.16 | 10,194.72 | 1,169,466.28 | 1,164,694.48 |
| AMAZON.COM INC CORP NOTE (CALLABLE) DTD 12/01/2022 4.550% 12/01/2027 | 023135CP9 | 2,570,000.00 | AA | A1 | 1/4/2023 | 1/6/2023 | 2,579,252.00 | 4.47 | 9,744.58 | 2,577,359.55 | 2,607,578.54 |
| JPMORGAN CHASE CORP NOTES (CALLABLE) DTD 02/24/2022 2.947% 02/24/2028 | 46647PCW4 | 265,000.00 | A- | A1 | 9/14/2023 | 9/18/2023 | 242,308.05 | 5.13 | 2,755.04 | 243,778.82 | 249,398.39 |
| MORGAN STANLEY CORPORATE NOTES (CALLABLE) DTD 04/20/2022 4.210% 04/20/2028 | 61747YER2 | 1,560,000.00 | A- | A1 | 8/22/2023 | 8/24/2023 | 1,477,522.80 | 5.51 | 12,952.77 | 1,483,826.17 | 1,523,750.28 |
| JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 07/14/2023 4.950% 07/14/2028 | 24422EXB0 | 675,000.00 | A | A2 | 7/11/2023 | 7/14/2023 | 673,994.25 | 4.98 | 15,499.69 | 674,088.38 | 692,128.80 |
| JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 07/14/2023 4.950% 07/14/2028 | 24422EXB0 | 290,000.00 | A | A2 | 7/13/2023 | 7/14/2023 | 293,944.00 | 4.64 | 6,659.12 | 293,574.86 | 297,359.04 |
| JOHN DEERE CAPITAL CORP CORPORATE NOTES DTD 07/14/2023 4.950% 07/14/2028 | 24422EXB0 | 720,000.00 | A | A2 | 7/14/2023 | 7/18/2023 | 726,991.20 | 4.73 | 16,533.00 | 726,350.76 | 738,270.72 |
| CITIBANK NA CORP NOTES (CALLABLE) DTD 09/29/2023 5.803% 09/29/2028 | 17325FBB3 | 2,175,000.00 | A+ | Aa3 | 9/26/2023 | 9/29/2023 | 2,175,000.00 | 5.80 | 32,255.01 | 2,175,000.00 | 2,264,385.98 |
| Security Type Sub-Total | | 34,520,000.00 | | | | | 34,914,974.60 | 3.45 | 337,045.18 | 34,487,479.41 | 34,147,417.48 |
| Agency CMBS | | | | | | | | | | | |
| FHMS K043 A2 DTD 03/01/2015 3.062% 12/01/2024 | 3137BGK24 | 906,763.92 | AA+ | Aaa | 3/19/2020 | 3/25/2020 | 951,677.07 | 1.95 | 2,313.76 | 915,552.42 | 888,612.20 |
| FHMS K061 A2 DTD 01/30/2017 3.347% 11/01/2026 | 3137BTUM1 | 1,432,855.14 | AA+ | Aaa | 5/19/2023 | 5/24/2023 | 1,388,750.07 | 4.31 | 3,996.47 | 1,396,539.51 | 1,391,094.39 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|--|-----------|----------------------|---------------|-------------------|---------------|----------------|----------------------|----------------|---------------------|----------------------|----------------------|
| Agency CMBS | | | | | | | | | | | |
| FHMS K064 A2 DTD 05/15/2017 3.224% 03/01/2027 | 3137BXQY1 | 2,125,000.00 | AA+ | Aaa | 8/16/2023 | 8/18/2023 | 2,004,472.66 | 4.98 | 5,709.17 | 2,017,169.58 | 2,052,889.36 |
| FHLMC MULTIFAMILY STRUCTURED P DTD 07/01/2017 3.243% 04/01/2027 | 3137F1G44 | 1,210,000.00 | AA+ | Aaa | 8/16/2023 | 8/18/2023 | 1,140,850.39 | 4.97 | 3,270.03 | 1,147,964.12 | 1,167,875.52 |
| FHLMC MULTIFAMILY STRUCTURED P DTD 08/01/2017 3.117% 06/01/2027 | 3137F2LJ3 | 1,875,000.00 | AA+ | Aaa | 8/17/2023 | 8/22/2023 | 1,753,417.97 | 5.01 | 4,870.31 | 1,765,055.99 | 1,801,110.77 |
| FHMS K507 A1 DTD 09/01/2023 4.800% 04/01/2028 | 3137HAMR4 | 1,923,865.35 | AA+ | Aaa | 9/20/2023 | 9/28/2023 | 1,893,674.13 | 5.19 | 7,695.46 | 1,895,220.30 | 1,940,889.81 |
| FHMS K506 A1 DTD 09/01/2023 4.650% 05/01/2028 | 3137HAMG8 | 1,012,486.95 | AA+ | Aaa | 9/7/2023 | 9/14/2023 | 997,345.21 | 5.01 | 3,923.39 | 998,215.35 | 1,021,324.55 |
| FHMS KJ46 A1 DTD 07/01/2023 4.777% 06/01/2028 | 3137HAD45 | 1,665,502.32 | AA+ | Aaa | 7/19/2023 | 7/27/2023 | 1,665,460.68 | 4.78 | 6,630.09 | 1,665,464.39 | 1,672,780.28 |
| FHMS K505 A2 DTD 07/01/2023 4.819% 06/01/2028 | 3137HACX2 | 2,000,000.00 | AA+ | Aaa | 7/13/2023 | 7/20/2023 | 2,019,976.00 | 4.59 | 8,031.67 | 2,018,122.21 | 2,032,797.92 |
| FNA 2023-M6 A2 DTD 07/01/2023 4.190% 07/01/2028 | 3136BQDE6 | 2,075,000.00 | AA+ | Aaa | 7/18/2023 | 7/31/2023 | 2,039,822.27 | 4.58 | 7,245.21 | 2,042,836.94 | 2,060,407.62 |
| FHMS K506 A2 DTD 09/01/2023 4.650% 08/01/2028 | 3137HAMH6 | 2,025,000.00 | AA+ | Aaa | 9/7/2023 | 9/14/2023 | 1,995,044.18 | 4.99 | 7,846.88 | 1,996,667.66 | 2,048,410.09 |
| FHMS KJ47 A1 DTD 09/01/2023 5.272% 08/01/2028 | 3137HAMN3 | 1,130,686.83 | AA+ | Aaa | 9/19/2023 | 9/28/2023 | 1,130,681.19 | 5.27 | 4,967.48 | 1,130,681.45 | 1,158,200.68 |
| FHMS K508 A2 DTD 10/01/2023 4.740% 08/01/2028 | 3137HAQ74 | 2,150,000.00 | AA+ | Aaa | 10/11/2023 | 10/19/2023 | 2,102,837.60 | 5.26 | 8,492.50 | 2,104,594.99 | 2,182,481.64 |
| FHMS K509 A2 DTD 10/01/2023 4.850% 09/01/2028 | 3137HAST4 | 1,615,000.00 | AA+ | Aaa | 10/25/2023 | 10/31/2023 | 1,563,508.96 | 5.60 | 6,527.29 | 1,565,086.80 | 1,647,412.68 |
| FHMS K507 A2 DTD 09/01/2023 4.800% 09/01/2028 | 3137HAMS2 | 2,000,000.00 | AA+ | Aaa | 9/20/2023 | 9/28/2023 | 1,976,094.00 | 5.07 | 8,000.00 | 1,977,205.33 | 2,036,743.90 |
| FHMS K511 A2 DTD 12/01/2023 4.860% 10/01/2028 | 3137HB3G7 | 1,190,000.00 | AA+ | Aaa | 11/28/2023 | 12/7/2023 | 1,186,581.13 | 4.93 | 4,819.50 | 1,186,623.47 | 1,215,211.98 |
| FHMS K510 A2 DTD 11/01/2023 5.069% 10/01/2028 | 3137HB3D4 | 820,000.00 | AA+ | Aaa | 11/14/2023 | 11/21/2023 | 817,629.38 | 5.14 | 3,463.82 | 817,677.23 | 843,220.64 |
| FHMS K512 A2 DTD 12/01/2023 5.000% 11/01/2028 | 3137HBCF9 | 1,155,000.00 | AA+ | Aaa | 12/11/2023 | 12/21/2023 | 1,165,785.39 | 4.78 | 4,812.50 | 1,165,727.09 | 1,186,774.88 |
| Security Type Sub-Total | | 28,312,160.51 | | | | | 27,793,608.28 | 4.87 | 102,615.53 | 27,806,404.83 | 28,348,238.91 |

CITY OF REDWOOD CITY

Portfolio Holdings

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|---|-----------|--------------|---------------|-------------------|---------------|----------------|------------------|----------------|---------------------|-------------------|-----------------|
| ABS | | | | | | | | | | | |
| HAROT 2021-1 A3 DTD 02/24/2021 0.270% 04/21/2025 | 43813GAC5 | 71,513.44 | NR | Aaa | 2/17/2021 | 2/24/2021 | 71,512.13 | 0.27 | 5.36 | 71,513.03 | 70,643.08 |
| HART 2021-A A3 DTD 04/28/2021 0.380% 09/15/2025 | 44933LAC7 | 98,328.74 | AAA | NR | 4/20/2021 | 4/28/2021 | 98,318.39 | 0.38 | 16.61 | 98,324.71 | 96,986.42 |
| CARMX 2021-1 A3 DTD 01/27/2021 0.340% 12/15/2025 | 14316NAC3 | 69,026.57 | AAA | NR | 1/20/2021 | 1/27/2021 | 69,012.93 | 0.34 | 10.43 | 69,021.11 | 67,780.41 |
| TAOT 2021-C A3 DTD 09/27/2021 0.430% 01/15/2026 | 89239BAC5 | 332,486.35 | AAA | Aaa | 9/21/2021 | 9/27/2021 | 332,459.85 | 0.43 | 63.54 | 332,473.78 | 323,749.41 |
| CARMX 2021-2 A3 DTD 04/21/2021 0.520% 02/17/2026 | 14314QAC8 | 206,128.33 | AAA | NR | 4/13/2021 | 4/21/2021 | 206,083.90 | 0.52 | 47.64 | 206,108.72 | 201,558.05 |
| HART 2021-C A3 DTD 11/17/2021 0.740% 05/15/2026 | 44935FAD6 | 182,986.24 | AAA | NR | 11/9/2021 | 11/17/2021 | 182,945.40 | 0.75 | 60.18 | 182,964.70 | 178,101.68 |
| DCENT 2021-A1 A1 DTD 09/27/2021 0.580% 09/15/2026 | 254683CP8 | 450,000.00 | AAA | Aaa | 9/20/2021 | 9/27/2021 | 449,903.66 | 0.58 | 116.00 | 449,947.53 | 435,100.28 |
| CCCIT 2023-A1 A1 DTD 12/01/2023 5.230% 12/01/2027 | 17305EGW9 | 500,000.00 | AAA | Aaa | 12/4/2023 | 12/11/2023 | 499,937.30 | 5.23 | 2,179.17 | 499,938.12 | 504,379.15 |
| KCOT 2023-2A A3 DTD 07/26/2023 5.280% 01/18/2028 | 500945AC4 | 515,000.00 | NR | Aaa | 7/18/2023 | 7/26/2023 | 514,869.91 | 5.29 | 1,208.53 | 514,882.55 | 521,466.39 |
| BAAT 2023-1A A3 DTD 07/31/2023 5.530% 02/15/2028 | 06428AAC2 | 845,000.00 | NR | Aaa | 7/25/2023 | 7/31/2023 | 844,967.97 | 5.53 | 2,076.82 | 844,970.94 | 855,266.75 |
| HAROT 2023-3 A3 DTD 08/22/2023 5.410% 02/18/2028 | 43815QAC1 | 1,290,000.00 | AAA | NR | 8/15/2023 | 8/22/2023 | 1,289,734.00 | 5.42 | 2,520.16 | 1,289,755.40 | 1,307,928.81 |
| TAOT 2023-C A3 DTD 08/15/2023 5.160% 04/17/2028 | 89231FAD2 | 400,000.00 | AAA | NR | 8/8/2023 | 8/15/2023 | 399,909.52 | 5.17 | 917.33 | 399,916.89 | 403,443.76 |
| USAOT 2023-A A3 DTD 09/15/2023 5.580% 05/15/2028 | 90291VAC4 | 1,605,000.00 | AAA | Aaa | 9/7/2023 | 9/15/2023 | 1,604,719.13 | 5.58 | 3,980.40 | 1,604,734.84 | 1,622,761.73 |
| BAAT 2023-2A A3 DTD 11/21/2023 5.740% 06/15/2028 | 06054YAC1 | 1,740,000.00 | NR | Aaa | 11/15/2023 | 11/21/2023 | 1,739,968.51 | 5.74 | 4,438.93 | 1,739,969.19 | 1,777,792.48 |
| FITAT 2023-1 A3 DTD 08/23/2023 5.530% 08/15/2028 | 31680EAD3 | 1,405,000.00 | AAA | Aaa | 8/15/2023 | 8/23/2023 | 1,404,912.89 | 5.53 | 3,453.18 | 1,404,919.16 | 1,420,382.92 |
| TAOT 2023-D A3 DTD 11/14/2023 5.540% 08/15/2028 | 89239FAD4 | 455,000.00 | AAA | NR | 11/7/2023 | 11/14/2023 | 454,950.95 | 5.54 | 1,120.31 | 454,952.14 | 463,817.13 |
| AMXCA 2023-3 A DTD 09/19/2023 5.230% 09/15/2028 | 02582JKD1 | 1,645,000.00 | AAA | NR | 9/12/2023 | 9/19/2023 | 1,644,926.47 | 5.23 | 3,823.71 | 1,644,930.17 | 1,673,269.82 |

| Security Type/Description Dated Date/Coupon/Maturity | CUSIP | Par | S&P Rating | Moody's Rating | Trade Date | Settle Date | Original Cost | YTM at Cost | Accrued Interest | Amortized Cost | Market Value |
|---|-----------|-------------------------|---------------|-------------------|---------------|----------------|-------------------------|----------------|-----------------------|-------------------------|-------------------------|
| ABS | | | | | | | | | | | |
| CHAIT 2023-A1 A DTD 09/15/2023 5.160% 09/15/2028 | 161571HT4 | 1,610,000.00 | AAA | NR | 9/7/2023 | 9/15/2023 | 1,609,553.71 | 5.17 | 3,692.27 | 1,609,577.02 | 1,634,810.10 |
| HART 2023-C A3 DTD 11/13/2023 5.540% 10/16/2028 | 44918CAD4 | 670,000.00 | AAA | NR | 11/3/2023 | 11/13/2023 | 669,911.90 | 5.54 | 1,649.69 | 669,914.00 | 682,350.85 |
| BACCT 2023-A2 A2 DTD 12/14/2023 4.980% 11/15/2028 | 05522RDH8 | 825,000.00 | NR | Aaa | 12/7/2023 | 12/14/2023 | 824,889.20 | 4.98 | 1,940.13 | 824,890.16 | 833,534.13 |
| Security Type Sub-Total | | 14,915,469.67 | | | | | 14,913,487.72 | 4.96 | 33,320.39 | 14,913,704.16 | 15,075,123.35 |
| Managed Account Sub Total | | 240,682,630.18 | | | | | 236,819,120.48 | 3.19 | 1,096,352.66 | 237,472,351.14 | 232,726,443.41 |
| Securities Sub Total | | \$240,682,630.18 | | | | | \$236,819,120.48 | 3.19% | \$1,096,352.66 | \$237,472,351.14 | \$232,726,443.41 |
| Accrued Interest | | | | | | | | | | | \$1,096,352.66 |
| Total Investments | | | | | | | | | | | \$233,822,796.07 |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|------------|-------------|---------------|-----------|---|--------|---------------|----------------------|-----------------|-------------------|
| BUY | | | | | | | | | |
| 10/2/2023 | 10/2/2023 | 1,105,000.00 | 912796YT0 | US TREASURY BILL | 0.00% | 11/2/2023 | 1,099,982.12 | 5.30% | |
| 10/3/2023 | 10/3/2023 | 9,150,000.00 | 912796YT0 | US TREASURY BILL | 0.00% | 11/2/2023 | 9,109,808.63 | 5.29% | |
| 10/11/2023 | 10/19/2023 | 2,150,000.00 | 3137HAQ74 | FHMS K508 A2 | 4.74% | 8/1/2028 | 2,107,933.10 | 5.26% | |
| 10/12/2023 | 10/13/2023 | 2,110,000.00 | 912797FB8 | US TREASURY BILL | 0.00% | 10/19/2023 | 2,108,143.02 | 5.29% | |
| 10/25/2023 | 10/31/2023 | 1,615,000.00 | 3137HAST4 | FHMS K509 A2 | 4.85% | 9/1/2028 | 1,570,036.25 | 5.60% | |
| 10/26/2023 | 10/26/2023 | 1,116,000.00 | 912797HD2 | US TREASURY BILL | 0.00% | 10/31/2023 | 1,115,191.29 | 5.22% | |
| 10/30/2023 | 10/31/2023 | 2,480,000.00 | 3134H1BW2 | FREDDIE MAC NOTES (CALLED, OMD 9/18/26) | 6.00% | 12/18/2023 | 2,497,773.33 | 6.00% | |
| 10/30/2023 | 10/31/2023 | 5,000,000.00 | 912797HJ9 | US TREASURY BILL | 0.00% | 11/7/2023 | 4,994,870.07 | 5.28% | |
| 10/30/2023 | 10/31/2023 | 2,560,000.00 | 91282CFK2 | US TREASURY NOTES | 3.50% | 9/15/2025 | 2,498,723.08 | 5.10% | |
| 11/1/2023 | 11/2/2023 | 10,255,000.00 | 912797FJ1 | US TREASURY BILL | 0.00% | 11/9/2023 | 10,244,510.42 | 5.27% | |
| 11/3/2023 | 11/13/2023 | 670,000.00 | 44918CAD4 | HART 2023-C A3 | 5.54% | 10/16/2028 | 669,911.90 | 5.54% | |
| 11/6/2023 | 11/7/2023 | 2,500,000.00 | 3134H1HP1 | FREDDIE MAC NOTES (CALLABLE) | 6.00% | 10/30/2026 | 2,506,041.67 | 5.95% | |
| 11/6/2023 | 11/7/2023 | 2,465,000.00 | 91282CJF9 | US TREASURY N/B NOTES | 4.87% | 10/31/2028 | 2,500,530.67 | 4.57% | |
| 11/7/2023 | 11/14/2023 | 455,000.00 | 89239FAD4 | TAOT 2023-D A3 | 5.54% | 8/15/2028 | 454,950.95 | 5.54% | |
| 11/8/2023 | 11/9/2023 | 9,245,000.00 | 912797FK8 | US TREASURY BILL | 0.00% | 11/16/2023 | 9,235,562.04 | 5.26% | |
| 11/14/2023 | 11/16/2023 | 9,350,000.00 | 912797HL4 | US TREASURY BILL | 0.00% | 11/21/2023 | 9,343,173.20 | 5.26% | |
| 11/14/2023 | 11/21/2023 | 820,000.00 | 3137HB3D4 | FHMS K510 A2 | 5.06% | 10/1/2028 | 819,938.59 | 5.14% | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|------------------|-------------|-----------------------|-----------|---|--------|---------------|-----------------------|-----------------|-------------------|
| BUY | | | | | | | | | |
| 11/15/2023 | 11/21/2023 | 1,740,000.00 | 06054YAC1 | BAAT 2023-2A A3 | 5.74% | 6/15/2028 | 1,739,968.51 | 5.74% | |
| 11/20/2023 | 11/21/2023 | 6,790,000.00 | 912796ZD4 | US TREASURY BILL | 0.00% | 11/30/2023 | 6,781,066.91 | 5.27% | |
| 11/28/2023 | 12/7/2023 | 1,190,000.00 | 3137HB3G7 | FHMS K511 A2 | 4.86% | 10/1/2028 | 1,187,545.03 | 4.93% | |
| 11/29/2023 | 11/30/2023 | 6,960,000.00 | 912797FW2 | US TREASURY BILL | 0.00% | 1/4/2024 | 6,924,382.97 | 5.29% | |
| 11/29/2023 | 11/30/2023 | 1,190,000.00 | 912797FT9 | US TREASURY BILL | 0.00% | 12/7/2023 | 1,188,781.51 | 5.27% | |
| 11/29/2023 | 11/30/2023 | 6,935,000.00 | 912797FU6 | US TREASURY BILL | 0.00% | 12/14/2023 | 6,920,847.78 | 5.26% | |
| 12/4/2023 | 12/11/2023 | 500,000.00 | 17305EGW9 | CCCIT 2023-A1 A1 | 5.23% | 12/1/2027 | 499,937.30 | 5.23% | |
| 12/5/2023 | 12/8/2023 | 3,100,000.00 | 48125LRU8 | JP MORGAN CORP NOTES (CALLABLE) | 5.11% | 12/8/2026 | 3,100,000.00 | 5.11% | |
| 12/7/2023 | 12/14/2023 | 825,000.00 | 05522RDH8 | BACCT 2023-A2 A2 | 4.98% | 11/15/2028 | 824,889.20 | 4.98% | |
| 12/11/2023 | 12/14/2023 | 4,395,000.00 | 912797FV4 | US TREASURY BILL | 0.00% | 12/21/2023 | 4,390,517.28 | 5.25% | |
| 12/11/2023 | 12/21/2023 | 1,155,000.00 | 3137HBCF9 | FHMS K512 A2 | 5.00% | 11/1/2028 | 1,168,993.72 | 4.78% | |
| 12/18/2023 | 12/18/2023 | 2,520,000.00 | 3130AY3C8 | FEDERAL HOME LOAN BANK NOTES (CALLABLE) | 5.48% | 9/11/2024 | 2,522,937.20 | 5.48% | |
| 12/20/2023 | 12/21/2023 | 3,235,000.00 | 912797HY6 | US TREASURY BILL | 0.00% | 1/9/2024 | 3,226,085.87 | 5.24% | |
| Total BUY | | 103,581,000.00 | | | | | 103,353,033.61 | | 0.00 |
| INTEREST | | | | | | | | | |
| 10/1/2023 | 10/25/2023 | 2,125,000.00 | 3137BXQY1 | FHMS K064 A2 | 3.22% | 3/1/2027 | 5,709.17 | | |
| 10/1/2023 | 10/25/2023 | 2,075,000.00 | 3136BQDE6 | FNA 2023-M6 A2 | 4.19% | 7/1/2028 | 7,245.21 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|--------------|-----------|---------------------------------------|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 10/1/2023 | 10/25/2023 | 1,210,000.00 | 3137F1G44 | FHLMC MULTIFAMILY STRUCTURED P | 3.24% | 4/1/2027 | 3,270.03 | | |
| 10/1/2023 | 10/25/2023 | 2,000,000.00 | 3137HACX2 | FHMS K505 A2 | 4.81% | 6/1/2028 | 8,031.67 | | |
| 10/1/2023 | 10/25/2023 | 920,000.00 | 3137BGK24 | FHMS K043 A2 | 3.06% | 12/1/2024 | 2,347.53 | | |
| 10/1/2023 | 10/25/2023 | 2,000,000.00 | 3137HAMS2 | FHMS K507 A2 | 4.80% | 9/1/2028 | 8,000.00 | | |
| 10/1/2023 | 10/25/2023 | 1,435,000.00 | 3137BTUM1 | FHMS K061 A2 | 3.34% | 11/1/2026 | 4,002.45 | | |
| 10/1/2023 | 10/25/2023 | 2,025,000.00 | 3137HAMH6 | FHMS K506 A2 | 4.65% | 8/1/2028 | 7,846.88 | | |
| 10/1/2023 | 10/25/2023 | 1,135,000.00 | 3137HAMN3 | FHMS KJ47 A1 | 5.27% | 8/1/2028 | 4,986.43 | | |
| 10/1/2023 | 10/25/2023 | 1,875,000.00 | 3137F2LJ3 | FHLMC MULTIFAMILY STRUCTURED P | 3.11% | 6/1/2027 | 4,870.31 | | |
| 10/1/2023 | 10/25/2023 | 1,015,000.00 | 3137HAMG8 | FHMS K506 A1 | 4.65% | 5/1/2028 | 3,933.13 | | |
| 10/1/2023 | 10/25/2023 | 1,940,000.00 | 3137HAMR4 | FHMS K507 A1 | 4.80% | 4/1/2028 | 7,760.00 | | |
| 10/1/2023 | 10/25/2023 | 1,668,385.38 | 3137HAD45 | FHMS KJ46 A1 | 4.77% | 6/1/2028 | 6,641.56 | | |
| 10/2/2023 | 10/2/2023 | | MONEY0002 | MONEY MARKET FUND | | | 1,724.67 | | |
| 10/2/2023 | 10/2/2023 | 1,170,000.00 | 06051GKM0 | BANK OF AMERICA CORP NOTES (CALLABLE) | 3.38% | 4/2/2026 | 19,796.40 | | |
| 10/14/2023 | 10/14/2023 | 1,645,000.00 | 3130AJHU6 | FEDERAL HOME LOAN BANK NOTES | 0.50% | 4/14/2025 | 4,112.50 | | |
| 10/15/2023 | 10/15/2023 | 1,605,000.00 | 90291VAC4 | USAOT 2023-A A3 | 5.58% | 5/15/2028 | 7,463.25 | | |
| 10/15/2023 | 10/15/2023 | 845,000.00 | 06428AAC2 | BAAT 2023-1A A3 | 5.53% | 2/15/2028 | 3,894.04 | | |
| 10/15/2023 | 10/15/2023 | 1,610,000.00 | 161571HT4 | CHAIT 2023-A1 A | 5.16% | 9/15/2028 | 6,923.00 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|--------------|-----------|--|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 10/15/2023 | 10/15/2023 | 400,000.00 | 89231FAD2 | TAOT 2023-C A3 | 5.16% | 4/17/2028 | 1,720.00 | | |
| 10/15/2023 | 10/15/2023 | 450,000.00 | 254683CP8 | DCENT 2021-A1 A1 | 0.58% | 9/15/2026 | 217.50 | | |
| 10/15/2023 | 10/15/2023 | 1,645,000.00 | 02582JKD1 | AMXCA 2023-3 A | 5.23% | 9/15/2028 | 6,213.53 | | |
| 10/15/2023 | 10/15/2023 | 227,069.84 | 44935FAD6 | HART 2021-C A3 | 0.74% | 5/15/2026 | 140.03 | | |
| 10/15/2023 | 10/15/2023 | 147,711.62 | 44933LAC7 | HART 2021-A A3 | 0.38% | 9/15/2025 | 46.78 | | |
| 10/15/2023 | 10/15/2023 | 1,405,000.00 | 31680EAD3 | FITAT 2023-1 A3 | 5.53% | 8/15/2028 | 6,474.71 | | |
| 10/15/2023 | 10/15/2023 | 95,768.21 | 14316NAC3 | CARMX 2021-1 A3 | 0.34% | 12/15/2025 | 27.13 | | |
| 10/15/2023 | 10/15/2023 | 269,833.69 | 14314QAC8 | CARMX 2021-2 A3 | 0.52% | 2/17/2026 | 116.93 | | |
| 10/15/2023 | 10/15/2023 | 515,000.00 | 500945AC4 | KCOT 2023-2A A3 | 5.28% | 1/18/2028 | 2,266.00 | | |
| 10/15/2023 | 10/15/2023 | 419,854.73 | 89239BAC5 | TAOT 2021-C A3 | 0.43% | 1/15/2026 | 150.45 | | |
| 10/15/2023 | 10/15/2023 | 7,021.05 | 14315XAC2 | CARMX 2020-1 A3 | 1.89% | 12/16/2024 | 11.06 | | |
| 10/18/2023 | 10/18/2023 | 1,290,000.00 | 43815QAC1 | HAROT 2023-3 A3 | 5.41% | 2/18/2028 | 5,815.75 | | |
| 10/20/2023 | 10/20/2023 | 1,560,000.00 | 61747YER2 | MORGAN STANLEY CORPORATE NOTES (CALLABLE | 4.21% | 4/20/2028 | 32,838.00 | | |
| 10/21/2023 | 10/21/2023 | 119,677.66 | 43813GAC5 | HAROT 2021-1 A3 | 0.27% | 4/21/2025 | 26.93 | | |
| 10/22/2023 | 10/22/2023 | 3,480,000.00 | 3135G03U5 | FANNIE MAE NOTES | 0.62% | 4/22/2025 | 10,875.00 | | |
| 10/25/2023 | 10/25/2023 | 1,700,000.00 | 89115B6F2 | TORONTO DOMINION BANK NY CERT DEPOS | 5.47% | 10/25/2024 | 92,731.69 | | |
| 10/31/2023 | 10/31/2023 | 1,565,000.00 | 91282CFU0 | US TREASURY NOTES | 4.12% | 10/31/2027 | 32,278.13 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|--------------|-----------|--|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 10/31/2023 | 10/31/2023 | 3,045,000.00 | 91282CAU5 | US TREASURY NOTES | 0.50% | 10/31/2027 | 7,612.50 | | |
| 10/31/2023 | 10/31/2023 | 3,530,000.00 | 91282CHA2 | US TREASURY NOTES | 3.50% | 4/30/2028 | 61,775.00 | | |
| 10/31/2023 | 10/31/2023 | 2,400,000.00 | 912828ZN3 | US TREASURY NOTES | 0.50% | 4/30/2027 | 6,000.00 | | |
| 11/1/2023 | 11/1/2023 | 805,000.00 | 172967MX6 | CITIGROUP INC (CALLABLE) CORPORATE NOTES | 0.98% | 5/1/2025 | 3,948.53 | | |
| 11/1/2023 | 11/1/2023 | | MONEY0002 | MONEY MARKET FUND | | | 9,064.07 | | |
| 11/1/2023 | 11/25/2023 | 1,435,000.00 | 3137BTUM1 | FHMS K061 A2 | 3.34% | 11/1/2026 | 4,002.45 | | |
| 11/1/2023 | 11/25/2023 | 1,014,126.49 | 3137HAMG8 | FHMS K506 A1 | 4.65% | 5/1/2028 | 3,929.74 | | |
| 11/1/2023 | 11/25/2023 | 1,934,381.47 | 3137HAMR4 | FHMS K507 A1 | 4.80% | 4/1/2028 | 7,737.53 | | |
| 11/1/2023 | 11/25/2023 | 2,000,000.00 | 3137HAMS2 | FHMS K507 A2 | 4.80% | 9/1/2028 | 8,000.00 | | |
| 11/1/2023 | 11/25/2023 | 1,667,390.17 | 3137HAD45 | FHMS KJ46 A1 | 4.77% | 6/1/2028 | 6,637.60 | | |
| 11/1/2023 | 11/25/2023 | 2,150,000.00 | 3137HAQ74 | FHMS K508 A2 | 4.74% | 8/1/2028 | 8,492.50 | | |
| 11/1/2023 | 11/25/2023 | 1,875,000.00 | 3137F2LJ3 | FHLMC MULTIFAMILY STRUCTURED P | 3.11% | 6/1/2027 | 4,870.31 | | |
| 11/1/2023 | 11/25/2023 | 2,125,000.00 | 3137BXQY1 | FHMS K064 A2 | 3.22% | 3/1/2027 | 5,709.17 | | |
| 11/1/2023 | 11/25/2023 | 909,830.43 | 3137BGK24 | FHMS K043 A2 | 3.06% | 12/1/2024 | 2,321.58 | | |
| 11/1/2023 | 11/25/2023 | 2,075,000.00 | 3136BQDE6 | FNA 2023-M6 A2 | 4.19% | 7/1/2028 | 7,245.21 | | |
| 11/1/2023 | 11/25/2023 | 2,025,000.00 | 3137HAMH6 | FHMS K506 A2 | 4.65% | 8/1/2028 | 7,846.88 | | |
| 11/1/2023 | 11/25/2023 | 1,210,000.00 | 3137F1G44 | FHLMC MULTIFAMILY STRUCTURED P | 3.24% | 4/1/2027 | 3,270.03 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|--------------|-----------|---|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 11/1/2023 | 11/25/2023 | 1,133,459.08 | 3137HAMN3 | FHMS KJ47 A1 | 5.27% | 8/1/2028 | 4,979.66 | | |
| 11/1/2023 | 11/25/2023 | 1,615,000.00 | 3137HAST4 | FHMS K509 A2 | 4.85% | 9/1/2028 | 6,527.29 | | |
| 11/1/2023 | 11/25/2023 | 2,000,000.00 | 3137HACX2 | FHMS K505 A2 | 4.81% | 6/1/2028 | 8,031.67 | | |
| 11/7/2023 | 11/7/2023 | 2,350,000.00 | 3135G06G3 | FANNIE MAE NOTES | 0.50% | 11/7/2025 | 5,875.00 | | |
| 11/13/2023 | 11/13/2023 | 1,600,000.00 | 46625HJX9 | JP MORGAN CHASE BANK CORP NOTE | 3.62% | 5/13/2024 | 29,000.00 | | |
| 11/13/2023 | 11/13/2023 | 565,000.00 | 110122DN5 | BRISTOL-MYERS SQUIBB CO CORPORATE NOTES | 0.75% | 11/13/2025 | 2,118.75 | | |
| 11/15/2023 | 11/15/2023 | 515,000.00 | 500945AC4 | KCOT 2023-2A A3 | 5.28% | 1/18/2028 | 2,266.00 | | |
| 11/15/2023 | 11/15/2023 | 211,743.85 | 44935FAD6 | HART 2021-C A3 | 0.74% | 5/15/2026 | 130.58 | | |
| 11/15/2023 | 11/15/2023 | 1,605,000.00 | 90291VAC4 | USAOT 2023-A A3 | 5.58% | 5/15/2028 | 7,463.25 | | |
| 11/15/2023 | 11/15/2023 | 86,460.28 | 14316NAC3 | CARMX 2021-1 A3 | 0.34% | 12/15/2025 | 24.50 | | |
| 11/15/2023 | 11/15/2023 | 845,000.00 | 06428AAC2 | BAAT 2023-1A A3 | 5.53% | 2/15/2028 | 3,894.04 | | |
| 11/15/2023 | 11/15/2023 | 247,886.42 | 14314QAC8 | CARMX 2021-2 A3 | 0.52% | 2/17/2026 | 107.42 | | |
| 11/15/2023 | 11/15/2023 | 3,500,000.00 | 9128283F5 | US TREASURY NOTES | 2.25% | 11/15/2027 | 39,375.00 | | |
| 11/15/2023 | 11/15/2023 | 1,500,000.00 | 912828U24 | US TREASURY NOTES | 2.00% | 11/15/2026 | 15,000.00 | | |
| 11/15/2023 | 11/15/2023 | 505,000.00 | 91412HGE7 | UNIV OF CAL TXBL REV BONDS | 0.88% | 5/15/2025 | 2,229.58 | | |
| 11/15/2023 | 11/15/2023 | 130,432.87 | 44933LAC7 | HART 2021-A A3 | 0.38% | 9/15/2025 | 41.30 | | |
| 11/15/2023 | 11/15/2023 | 1,610,000.00 | 161571HT4 | CHAIT 2023-A1 A | 5.16% | 9/15/2028 | 6,923.00 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|--------------|-----------|--|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 11/15/2023 | 11/15/2023 | 1,405,000.00 | 31680EAD3 | FITAT 2023-1 A3 | 5.53% | 8/15/2028 | 6,474.71 | | |
| 11/15/2023 | 11/15/2023 | 450,000.00 | 254683CP8 | DCENT 2021-A1 A1 | 0.58% | 9/15/2026 | 217.50 | | |
| 11/15/2023 | 11/15/2023 | 390,110.65 | 89239BAC5 | TAOT 2021-C A3 | 0.43% | 1/15/2026 | 139.79 | | |
| 11/15/2023 | 11/15/2023 | 1,215,000.00 | 427866BC1 | HERSHEY COMPANY CORP NOTES (CALLABLE) | 2.05% | 11/15/2024 | 12,453.75 | | |
| 11/15/2023 | 11/15/2023 | 400,000.00 | 89231FAD2 | TAOT 2023-C A3 | 5.16% | 4/17/2028 | 1,720.00 | | |
| 11/15/2023 | 11/15/2023 | 1,645,000.00 | 02582JKD1 | AMXCA 2023-3 A | 5.23% | 9/15/2028 | 7,169.46 | | |
| 11/18/2023 | 11/18/2023 | 1,290,000.00 | 43815QAC1 | HAROT 2023-3 A3 | 5.41% | 2/18/2028 | 5,815.75 | | |
| 11/21/2023 | 11/21/2023 | 102,994.36 | 43813GAC5 | HAROT 2021-1 A3 | 0.27% | 4/21/2025 | 23.17 | | |
| 11/22/2023 | 11/22/2023 | 1,080,000.00 | 38148LAE6 | GOLDMAN SACHS GROUP INC CORPORATE NOTES | 3.75% | 5/22/2025 | 20,250.00 | | |
| 11/30/2023 | 11/30/2023 | 1,355,000.00 | 91282CHE4 | US TREASURY NOTES | 3.62% | 5/31/2028 | 24,559.38 | | |
| 11/30/2023 | 11/30/2023 | 5,580,000.00 | 91282CCF6 | US TREASURY NOTES | 0.75% | 5/31/2026 | 20,925.00 | | |
| 11/30/2023 | 11/30/2023 | 4,350,000.00 | 91282CAZ4 | US TREASURY NOTES | 0.37% | 11/30/2025 | 8,156.25 | | |
| 12/1/2023 | 12/1/2023 | | MONEY0002 | MONEY MARKET FUND | | | 3,557.27 | | |
| 12/1/2023 | 12/1/2023 | 2,570,000.00 | 023135CP9 | AMAZON.COM INC CORP NOTE (CALLABLE) | 4.55% | 12/1/2027 | 58,467.50 | | |
| 12/1/2023 | 12/1/2023 | 270,000.00 | 46647PCH7 | JPMORGAN CHASE & CO (CALLABLE) CORP NOTE | 0.82% | 6/1/2025 | 1,112.40 | | |
| 12/1/2023 | 12/25/2023 | 1,875,000.00 | 3137F2LJ3 | FHLMC MULTIFAMILY STRUCTURED P | 3.11% | 6/1/2027 | 4,870.31 | | |
| 12/1/2023 | 12/25/2023 | 908,343.89 | 3137BGK24 | FHMS K043 A2 | 3.06% | 12/1/2024 | 2,317.79 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|--------------|-----------|--------------------------------|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 12/1/2023 | 12/25/2023 | 2,025,000.00 | 3137HAMH6 | FHMS K506 A2 | 4.65% | 8/1/2028 | 7,846.88 | | |
| 12/1/2023 | 12/25/2023 | 1,435,000.00 | 3137BTUM1 | FHMS K061 A2 | 3.34% | 11/1/2026 | 4,002.45 | | |
| 12/1/2023 | 12/25/2023 | 1,666,542.84 | 3137HAD45 | FHMS KJ46 A1 | 4.77% | 6/1/2028 | 6,634.23 | | |
| 12/1/2023 | 12/25/2023 | 1,929,532.01 | 3137HAMR4 | FHMS K507 A1 | 4.80% | 4/1/2028 | 7,718.13 | | |
| 12/1/2023 | 12/25/2023 | 1,132,243.26 | 3137HAMN3 | FHMS KJ47 A1 | 5.27% | 8/1/2028 | 4,974.32 | | |
| 12/1/2023 | 12/25/2023 | 2,000,000.00 | 3137HAMS2 | FHMS K507 A2 | 4.80% | 9/1/2028 | 8,000.00 | | |
| 12/1/2023 | 12/25/2023 | 2,000,000.00 | 3137HACX2 | FHMS K505 A2 | 4.81% | 6/1/2028 | 8,031.67 | | |
| 12/1/2023 | 12/25/2023 | 1,013,367.86 | 3137HAMG8 | FHMS K506 A1 | 4.65% | 5/1/2028 | 3,926.80 | | |
| 12/1/2023 | 12/25/2023 | 820,000.00 | 3137HB3D4 | FHMS K510 A2 | 5.06% | 10/1/2028 | 3,463.82 | | |
| 12/1/2023 | 12/25/2023 | 1,615,000.00 | 3137HAST4 | FHMS K509 A2 | 4.85% | 9/1/2028 | 6,527.29 | | |
| 12/1/2023 | 12/25/2023 | 2,075,000.00 | 3136BQDE6 | FNA 2023-M6 A2 | 4.19% | 7/1/2028 | 7,245.21 | | |
| 12/1/2023 | 12/25/2023 | 1,210,000.00 | 3137F1G44 | FHLMC MULTIFAMILY STRUCTURED P | 3.24% | 4/1/2027 | 3,270.03 | | |
| 12/1/2023 | 12/25/2023 | 2,150,000.00 | 3137HAQ74 | FHMS K508 A2 | 4.74% | 8/1/2028 | 8,492.50 | | |
| 12/1/2023 | 12/25/2023 | 2,125,000.00 | 3137BXQY1 | FHMS K064 A2 | 3.22% | 3/1/2027 | 5,709.17 | | |
| 12/15/2023 | 12/15/2023 | 1,740,000.00 | 06054YAC1 | BAAT 2023-2A A3 | 5.74% | 6/15/2028 | 6,658.40 | | |
| 12/15/2023 | 12/15/2023 | 1,645,000.00 | 02582JKD1 | AMXCA 2023-3 A | 5.23% | 9/15/2028 | 7,169.46 | | |
| 12/15/2023 | 12/15/2023 | 197,000.07 | 44935FAD6 | HART 2021-C A3 | 0.74% | 5/15/2026 | 121.48 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|--------------|-----------|------------------------------|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 12/15/2023 | 12/15/2023 | 515,000.00 | 500945AC4 | KCOT 2023-2A A3 | 5.28% | 1/18/2028 | 2,266.00 | | |
| 12/15/2023 | 12/15/2023 | 1,405,000.00 | 31680EAD3 | FITAT 2023-1 A3 | 5.53% | 8/15/2028 | 6,474.71 | | |
| 12/15/2023 | 12/15/2023 | 455,000.00 | 89239FAD4 | TAOT 2023-D A3 | 5.54% | 8/15/2028 | 2,170.60 | | |
| 12/15/2023 | 12/15/2023 | 1,610,000.00 | 161571HT4 | CHAIT 2023-A1 A | 5.16% | 9/15/2028 | 6,923.00 | | |
| 12/15/2023 | 12/15/2023 | 114,006.54 | 44933LAC7 | HART 2021-A A3 | 0.38% | 9/15/2025 | 36.10 | | |
| 12/15/2023 | 12/15/2023 | 845,000.00 | 06428AAC2 | BAAT 2023-1A A3 | 5.53% | 2/15/2028 | 3,894.04 | | |
| 12/15/2023 | 12/15/2023 | 361,003.55 | 89239BAC5 | TAOT 2021-C A3 | 0.43% | 1/15/2026 | 129.36 | | |
| 12/15/2023 | 12/15/2023 | 226,507.41 | 14314QAC8 | CARMX 2021-2 A3 | 0.52% | 2/17/2026 | 98.15 | | |
| 12/15/2023 | 12/15/2023 | 77,632.48 | 14316NAC3 | CARMX 2021-1 A3 | 0.34% | 12/15/2025 | 22.00 | | |
| 12/15/2023 | 12/15/2023 | 670,000.00 | 44918CAD4 | HART 2023-C A3 | 5.54% | 10/16/2028 | 3,299.38 | | |
| 12/15/2023 | 12/15/2023 | 400,000.00 | 89231FAD2 | TAOT 2023-C A3 | 5.16% | 4/17/2028 | 1,720.00 | | |
| 12/15/2023 | 12/15/2023 | 450,000.00 | 254683CP8 | DCENT 2021-A1 A1 | 0.58% | 9/15/2026 | 217.50 | | |
| 12/15/2023 | 12/15/2023 | 1,605,000.00 | 90291VAC4 | USAOT 2023-A A3 | 5.58% | 5/15/2028 | 7,463.25 | | |
| 12/17/2023 | 12/17/2023 | 7,375,000.00 | 3135G04Z3 | FANNIE MAE NOTES | 0.50% | 6/17/2025 | 18,437.50 | | |
| 12/18/2023 | 12/18/2023 | 1,290,000.00 | 43815QAC1 | HAROT 2023-3 A3 | 5.41% | 2/18/2028 | 5,815.75 | | |
| 12/21/2023 | 12/21/2023 | 86,761.46 | 43813GAC5 | HAROT 2021-1 A3 | 0.27% | 4/21/2025 | 19.52 | | |
| 12/30/2023 | 12/30/2023 | 2,350,000.00 | 3134GXZF4 | FREDDIE MAC NOTES (CALLABLE) | 4.00% | 6/30/2025 | 47,000.00 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------------|-------------|-----------------------|-----------|----------------------|--------|---------------|----------------------|-----------------|-------------------|
| INTEREST | | | | | | | | | |
| 12/31/2023 | 12/31/2023 | 2,660,000.00 | 91282CGC9 | US TREASURY NOTES | 3.87% | 12/31/2027 | 51,537.50 | | |
| 12/31/2023 | 12/31/2023 | 1,135,000.00 | 912828ZV5 | US TREASURY NOTES | 0.50% | 6/30/2027 | 2,837.50 | | |
| 12/31/2023 | 12/31/2023 | 755,000.00 | 91282CHK0 | US TREASURY NOTES | 4.00% | 6/30/2028 | 15,100.00 | | |
| 12/31/2023 | 12/31/2023 | 6,525,000.00 | 91282CBC4 | US TREASURY NOTES | 0.37% | 12/31/2025 | 12,234.38 | | |
| 12/31/2023 | 12/31/2023 | 2,730,000.00 | 91282CEW7 | US TREASURY NOTES | 3.25% | 6/30/2027 | 44,362.50 | | |
| Total INTEREST | | 179,122,079.62 | | | | | 1,113,038.60 | | 0.00 |
| MATURITY | | | | | | | | | |
| 10/1/2023 | 10/1/2023 | 1,090,000.00 | 13063DRJ9 | CA ST TXBL GO BONDS | 2.40% | 10/1/2023 | 1,103,080.00 | | |
| 10/19/2023 | 10/19/2023 | 2,110,000.00 | 912797FB8 | US TREASURY BILL | 0.00% | 10/19/2023 | 2,110,000.00 | | |
| 10/31/2023 | 10/31/2023 | 1,116,000.00 | 912797HD2 | US TREASURY BILL | 0.00% | 10/31/2023 | 1,116,000.00 | | |
| 11/2/2023 | 11/2/2023 | 9,150,000.00 | 912796YT0 | US TREASURY BILL | 0.00% | 11/2/2023 | 9,150,000.00 | | |
| 11/2/2023 | 11/2/2023 | 1,105,000.00 | 912796YT0 | US TREASURY BILL | 0.00% | 11/2/2023 | 1,105,000.00 | | |
| 11/7/2023 | 11/7/2023 | 5,000,000.00 | 912797HJ9 | US TREASURY BILL | 0.00% | 11/7/2023 | 5,000,000.00 | | |
| 11/9/2023 | 11/9/2023 | 10,255,000.00 | 912797FJ1 | US TREASURY BILL | 0.00% | 11/9/2023 | 10,255,000.00 | | |
| 11/16/2023 | 11/16/2023 | 9,245,000.00 | 912797FK8 | US TREASURY BILL | 0.00% | 11/16/2023 | 9,245,000.00 | | |
| 11/21/2023 | 11/21/2023 | 9,350,000.00 | 912797HL4 | US TREASURY BILL | 0.00% | 11/21/2023 | 9,350,000.00 | | |
| 11/30/2023 | 11/30/2023 | 6,790,000.00 | 912796ZD4 | US TREASURY BILL | 0.00% | 11/30/2023 | 6,790,000.00 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------------|-------------|----------------------|-----------|---|--------|---------------|----------------------|-----------------|-------------------|
| MATURITY | | | | | | | | | |
| 12/7/2023 | 12/7/2023 | 1,190,000.00 | 912797FT9 | US TREASURY BILL | 0.00% | 12/7/2023 | 1,190,000.00 | | |
| 12/14/2023 | 12/14/2023 | 5,220,000.00 | 912797FU6 | US TREASURY BILL | 0.00% | 12/14/2023 | 5,220,000.00 | | |
| 12/18/2023 | 12/18/2023 | 2,480,000.00 | 3134H1BW2 | FREDDIE MAC NOTES (CALLED, OMD 9/18/26) | 6.00% | 12/18/2023 | 2,517,200.00 | | |
| 12/21/2023 | 12/21/2023 | 4,395,000.00 | 912797FV4 | US TREASURY BILL | 0.00% | 12/21/2023 | 4,395,000.00 | | |
| Total MATURITY | | 68,496,000.00 | | | | | 68,546,280.00 | | 0.00 |
| PAYDOWNS | | | | | | | | | |
| 10/1/2023 | 10/25/2023 | 873.51 | 3137HAMG8 | FHMS K506 A1 | 4.65% | 5/1/2028 | 873.51 | | |
| 10/1/2023 | 10/25/2023 | 995.21 | 3137HAD45 | FHMS KJ46 A1 | 4.77% | 6/1/2028 | 995.21 | | |
| 10/1/2023 | 10/25/2023 | 10,169.57 | 3137BGK24 | FHMS K043 A2 | 3.06% | 12/1/2024 | 10,169.57 | | |
| 10/1/2023 | 10/25/2023 | 1,540.92 | 3137HAMN3 | FHMS KJ47 A1 | 5.27% | 8/1/2028 | 1,540.92 | | |
| 10/1/2023 | 10/25/2023 | 5,618.53 | 3137HAMR4 | FHMS K507 A1 | 4.80% | 4/1/2028 | 5,618.53 | | |
| 10/15/2023 | 10/15/2023 | 17,278.75 | 44933LAC7 | HART 2021-A A3 | 0.38% | 9/15/2025 | 17,278.75 | | |
| 10/15/2023 | 10/15/2023 | 15,325.99 | 44935FAD6 | HART 2021-C A3 | 0.74% | 5/15/2026 | 15,325.99 | | |
| 10/15/2023 | 10/15/2023 | 7,021.05 | 14315XAC2 | CARMX 2020-1 A3 | 1.89% | 12/16/2024 | 7,021.05 | | |
| 10/15/2023 | 10/15/2023 | 21,947.27 | 14314QAC8 | CARMX 2021-2 A3 | 0.52% | 2/17/2026 | 21,947.27 | | |
| 10/15/2023 | 10/15/2023 | 29,744.08 | 89239BAC5 | TAOT 2021-C A3 | 0.43% | 1/15/2026 | 29,744.08 | | |
| 10/15/2023 | 10/15/2023 | 9,307.93 | 14316NAC3 | CARMX 2021-1 A3 | 0.34% | 12/15/2025 | 9,307.93 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------|-------------|-----------|-----------|----------------------|--------|---------------|----------------------|-----------------|-------------------|
| PAYDOWNS | | | | | | | | | |
| 10/21/2023 | 10/21/2023 | 16,683.30 | 43813GAC5 | HAROT 2021-1 A3 | 0.27% | 4/21/2025 | 16,683.30 | | |
| 11/1/2023 | 11/25/2023 | 1,486.54 | 3137BGK24 | FHMS K043 A2 | 3.06% | 12/1/2024 | 1,486.54 | | |
| 11/1/2023 | 11/25/2023 | 1,215.82 | 3137HAMN3 | FHMS KJ47 A1 | 5.27% | 8/1/2028 | 1,215.82 | | |
| 11/1/2023 | 11/25/2023 | 4,849.46 | 3137HAMR4 | FHMS K507 A1 | 4.80% | 4/1/2028 | 4,849.46 | | |
| 11/1/2023 | 11/25/2023 | 847.33 | 3137HAD45 | FHMS KJ46 A1 | 4.77% | 6/1/2028 | 847.33 | | |
| 11/1/2023 | 11/25/2023 | 758.63 | 3137HAMG8 | FHMS K506 A1 | 4.65% | 5/1/2028 | 758.63 | | |
| 11/15/2023 | 11/15/2023 | 8,827.80 | 14316NAC3 | CARMX 2021-1 A3 | 0.34% | 12/15/2025 | 8,827.80 | | |
| 11/15/2023 | 11/15/2023 | 14,743.78 | 44935FAD6 | HART 2021-C A3 | 0.74% | 5/15/2026 | 14,743.78 | | |
| 11/15/2023 | 11/15/2023 | 29,107.10 | 89239BAC5 | TAOT 2021-C A3 | 0.43% | 1/15/2026 | 29,107.10 | | |
| 11/15/2023 | 11/15/2023 | 16,426.33 | 44933LAC7 | HART 2021-A A3 | 0.38% | 9/15/2025 | 16,426.33 | | |
| 11/15/2023 | 11/15/2023 | 21,379.01 | 14314QAC8 | CARMX 2021-2 A3 | 0.52% | 2/17/2026 | 21,379.01 | | |
| 11/21/2023 | 11/21/2023 | 16,232.90 | 43813GAC5 | HAROT 2021-1 A3 | 0.27% | 4/21/2025 | 16,232.90 | | |
| 12/1/2023 | 12/25/2023 | 880.91 | 3137HAMG8 | FHMS K506 A1 | 4.65% | 5/1/2028 | 880.91 | | |
| 12/1/2023 | 12/25/2023 | 1,556.43 | 3137HAMN3 | FHMS KJ47 A1 | 5.27% | 8/1/2028 | 1,556.43 | | |
| 12/1/2023 | 12/25/2023 | 5,666.66 | 3137HAMR4 | FHMS K507 A1 | 4.80% | 4/1/2028 | 5,666.66 | | |
| 12/1/2023 | 12/25/2023 | 2,144.86 | 3137BTUM1 | FHMS K061 A2 | 3.34% | 11/1/2026 | 2,144.86 | | |
| 12/1/2023 | 12/25/2023 | 1,040.52 | 3137HAD45 | FHMS KJ46 A1 | 4.77% | 6/1/2028 | 1,040.52 | | |

Quarterly Portfolio Transactions

| Trade Date | Settle Date | Par (\$) | CUSIP | Security Description | Coupon | Maturity Date | Transact Amount (\$) | Yield at Market | Realized G/L (BV) |
|-----------------------|-------------|---------------------|-----------|--------------------------------|--------|---------------|----------------------|-----------------|-------------------|
| PAYDOWNS | | | | | | | | | |
| 12/11/2023 | 12/25/2023 | 1,579.97 | 3137BGK24 | FHMS K043 A2 | 3.06% | 12/1/2024 | 1,579.97 | | |
| 12/15/2023 | 12/15/2023 | 15,677.80 | 44933LAC7 | HART 2021-A A3 | 0.38% | 9/15/2025 | 15,677.80 | | |
| 12/15/2023 | 12/15/2023 | 20,379.08 | 14314QAC8 | CARMX 2021-2 A3 | 0.52% | 2/17/2026 | 20,379.08 | | |
| 12/15/2023 | 12/15/2023 | 14,013.83 | 44935FAD6 | HART 2021-C A3 | 0.74% | 5/15/2026 | 14,013.83 | | |
| 12/15/2023 | 12/15/2023 | 8,605.91 | 14316NAC3 | CARMX 2021-1 A3 | 0.34% | 12/15/2025 | 8,605.91 | | |
| 12/15/2023 | 12/15/2023 | 28,517.20 | 89239BAC5 | TAOT 2021-C A3 | 0.43% | 1/15/2026 | 28,517.20 | | |
| 12/21/2023 | 12/21/2023 | 15,248.02 | 43813GAC5 | HAROT 2021-1 A3 | 0.27% | 4/21/2025 | 15,248.02 | | |
| Total PAYDOWNS | | 367,692.00 | | | | | 367,692.00 | | 0.00 |
| SELL | | | | | | | | | |
| 10/11/2023 | 10/13/2023 | 2,140,000.00 | 91282CHK0 | US TREASURY NOTES | 4.00% | 6/30/2028 | 2,110,505.94 | | -21,515.71 |
| 10/25/2023 | 10/26/2023 | 1,160,000.00 | 91282CHE4 | US TREASURY NOTES | 3.62% | 5/31/2028 | 1,116,466.33 | | -52,833.76 |
| 12/5/2023 | 12/8/2023 | 1,215,000.00 | 912797FU6 | US TREASURY BILL | 0.00% | 12/14/2023 | 1,213,934.99 | | -2.39 |
| 12/5/2023 | 12/8/2023 | 1,600,000.00 | 46625HJX9 | JP MORGAN CHASE BANK CORP NOTE | 3.62% | 5/13/2024 | 1,590,507.78 | | -23,961.32 |
| 12/7/2023 | 12/11/2023 | 500,000.00 | 912797FU6 | US TREASURY BILL | 0.00% | 12/14/2023 | 499,784.81 | | 3.46 |
| Total SELL | | 6,615,000.00 | | | | | 6,531,199.85 | | -98,309.72 |

Important Disclosures

This material is for general information purposes only and is not intended to provide specific advice or a specific recommendation, as it was prepared without regard to any specific objectives or financial circumstances.

Investment advisory services are provided by PFM Asset Management LLC ("PFMAM"), an investment adviser registered with the U.S. Securities and Exchange Commission and a subsidiary of U.S. Bancorp Asset Management, Inc. ("USBAM"). USBAM is a subsidiary of U.S. Bank National Association ("U.S. Bank"). U.S. Bank is a separate entity and subsidiary of U.S. Bancorp. U.S. Bank is not responsible for and does not guarantee the products, services or performance of PFMAM. The information contained is not an offer to purchase or sell any securities. Additional applicable regulatory information is available upon request.

PFMAM professionals have exercised reasonable professional care in the preparation of this performance report. Information in this report is obtained from sources external to PFMAM and is generally believed to be reliable and available to the public; however, we cannot guarantee its accuracy, completeness or suitability. We rely on the client's custodian for security holdings and market values. Transaction dates reported by the custodian may differ from money manager statements. While efforts are made to ensure the data contained herein is accurate and complete, we disclaim all responsibility for any errors that may occur. References to particular issuers are for illustrative purposes only and are not intended to be recommendations or advice regarding such issuers. Fixed income manager and index characteristics are gathered from external sources. When average credit quality is not available, it is estimated by taking the market value weights of individual credit tiers on the portion of the strategy rated by a NRSRO.

It is not possible to invest directly in an index. The index returns shown throughout this material do not represent the results of actual trading of investor assets. Third-party providers maintain the indices shown and calculate the index levels and performance shown or discussed. Index returns do not reflect payment of any sales charges or fees an investor would pay to purchase the securities they represent. The imposition of these fees and charges would cause investment performance to be lower than the performance shown.

The views expressed within this material constitute the perspective and judgment of PFMAM at the time of distribution and are subject to change. Any forecast, projection, or prediction of the market, the economy, economic trends, and equity or fixed-income markets are based upon certain assumptions and current opinion as of the date of issue and are also subject to change. Some, but not all assumptions are noted in the report. Assumptions may or may not be proven correct as actual events occur, and results may depend on events outside of your or our control. Changes in assumptions may have a material effect on results. Opinions and data presented are not necessarily indicative of future events or expected performance.

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Important Disclosures

- Market values that include accrued interest are derived from closing bid prices as of the last business day of the month as supplied by Refinitiv, Bloomberg, or Telerate. Where prices are not available from generally recognized sources, the securities are priced using a yield-based matrix system to arrive at an estimated market value.
- In accordance with generally accepted accounting principles, information is presented on a trade date basis; forward settling purchases are included in the monthly balances, and forward settling sales are excluded.
- Performance is presented in accordance with the CFA Institute's Global Investment Performance Standards (GIPS). Unless otherwise noted, performance is shown gross of fees. Quarterly returns are presented on an unannualized basis. Returns for periods greater than one year are presented on an annualized basis. Past performance is not indicative of future returns.
- Bank of America/Merrill Lynch Indices provided by Bloomberg Financial Markets.
- Money market fund/cash balances are included in performance and duration computations.
- Standard & Poor's is the source of the credit ratings. Distribution of credit rating is exclusive of money market fund/LGIP holdings.
- Callable securities in the portfolio are included in the maturity distribution analysis to their stated maturity date, although, they may be called prior to maturity.
- MBS maturities are represented by expected average life.

Glossary

- **Accrued Interest:** Interest that is due on a bond or other fixed income security since the last interest payment was made.
- **Agencies:** Federal agency securities and/or Government-sponsored enterprises.
- **Amortized Cost:** The original cost of the principal of the security is adjusted for the amount of the periodic reduction of any discount or premium from the purchase date until the date of the report. Discount or premium with respect to short-term securities (those with less than one year to maturity at time of issuance) is amortized on a straight line basis. Such discount or premium with respect to longer-term securities is amortized using the constant yield basis.
- **Asset-Backed Security:** A financial instrument collateralized by an underlying pool of assets – usually ones that generate a cash flow from debt, such as loans, leases, credit card balances, and receivables.
- **Bankers' Acceptance:** A draft or bill of exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill as well as the insurer.
- **Commercial Paper:** An unsecured obligation issued by a corporation or bank to finance its short-term credit needs, such as accounts receivable and inventory.
- **Contribution to Total Return:** The weight of each individual security multiplied by its return, then summed for each sector to determine how much each sector added or subtracted from the overall portfolio performance.
- **Effective Duration:** A measure of the sensitivity of a security's price to a change in interest rates, stated in years.
- **Effective Yield:** The total yield an investor receives in relation to the nominal yield or coupon of a bond. Effective yield takes into account the power of compounding on investment returns, while nominal yield does not.
- **FDIC:** Federal Deposit Insurance Corporation. A federal agency that insures bank deposits to a specified amount.
- **Interest Rate:** Interest per year divided by principal amount and expressed as a percentage.
- **Market Value:** The value that would be received or paid for an investment in an orderly transaction between market participants at the measurement date.
- **Maturity:** The date upon which the principal or stated value of an investment becomes due and payable.
- **Negotiable Certificates of Deposit:** A CD with a very large denomination, usually \$1 million or more, that can be traded in secondary markets.
- **Par Value:** The nominal dollar face amount of a security.
- **Pass-through Security:** A security representing pooled debt obligations that passes income from debtors to its shareholders. The most common type is the mortgage-backed security.

Glossary

- Repurchase Agreements: A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date.
- Settle Date: The date on which the transaction is settled and monies/securities are exchanged. If the settle date of the transaction (i.e., coupon payments and maturity proceeds) occurs on a non-business day, the funds are exchanged on the next business day.
- Supranational: A multinational union or association in which member countries cede authority and sovereignty on at least some internal matters to the group, whose decisions are binding on its members.
- Trade Date: The date on which the transaction occurred; however, the final consummation of the security transaction and payment has not yet taken place.
- Unsettled Trade: A trade which has been executed; however, the final consummation of the security transaction and payment has not yet taken place.
- U.S. Treasury: The department of the U.S. government that issues Treasury securities.
- Yield: The rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.
- YTM at Cost: The yield to maturity at cost is the expected rate of return based on the original cost, the annual interest receipts, maturity value, and the time period from purchase date to maturity, stated as a percentage on an annualized basis.
- YTM at Market: The yield to maturity at market is the rate of return based on the current market value, the annual interest receipts, maturity value, and the time period remaining until maturity, stated as a percentage on an annualized basis.



STAFF REPORT

To the Honorable Mayor and City Council From the City Manager

DATE: February 26, 2024

SUBJECT

Amendments to agreements with Strategic Economics, Inc. and Economic and Planning Systems, Inc. for on-call primarily developer-funded services beyond staff capacity and expertise

RECOMMENDATION

1. By motion, approve and authorize the City Manager to execute Amendment No. 1 to the on-call services agreements with Strategic Economics, Inc. for a not-to-exceed amount of \$150,000 and an extension of one-year to existing contract for a total contract amount of \$400,000; and
2. By motion, approve and authorize the City Manager to execute Amendment No. 1 to the on-call services agreement with Economic and Planning Systems (EPS), Inc. for a not-to-exceed amount of \$195,000 for a total contract amount of \$295,000.

STRATEGIC PLAN GUIDING PRINCIPLE

Economic Vitality

BACKGROUND

Redwood City, in its goal to provide timely and effective service, has historically employed the use of consultants during times of peak workload and when specialized expertise is required.

On July 6, 2020, the City issued a request for proposals (RFP) for on-call economic analysis services in connection with large development projects or policies. Staff selected Strategic Economics, Inc. based on the firm's understanding of the City's community planning needs and processes and its experience with a variety of projects consistent with City discretionary planning reviews; in particular, analyzing the value of community benefits for development projects and area plans.

In May 2022, the Community Development and Transportation Department (CDT)’s Planning Division issued a separate RFP to any qualifying firms that could provide on-call general and specialized services for large projects. Staff selected Economic and Planning Systems (EPS), Inc. as one of six firms to provide services in the following areas of expertise: economic analysis, historic analysis, general planning, staffing support, urban design, long-range planning, and environmental review for upcoming development projects.

ANALYSIS

Staff proposes a compensation increase of \$195,000 for EPS and \$150,000 for Strategic Economics. The Amendment for Strategic Economics will also extend the current contract by one year. This makes the total not to exceed amount \$295,000 for EPS and \$400,000 for Strategic Economics.

Table 1: History of Strategic Economics Agreements

| Type of Contract | Amount | Date |
|--------------------|------------------|--------------------------------------|
| Original Agreement | \$250,000 | October 29, 2020 – October 29, 2024 |
| Amendment No. 1 | \$150,000 | February 26, 2024 – October 29, 2025 |
| TOTAL | \$400,000 | |

Table 2: History of EPS Agreements

| Type of Contract | Amount | Date |
|--------------------|------------------|---------------------------------------|
| Original Agreement | \$100,000 | September 1, 2022 – September 1, 2025 |
| Amendment No. 1 | \$195,000 | February 26, 2024 – September 1, 2025 |
| TOTAL | \$295,000 | |

The City is seeking additional economic analysis of individual development projects primarily to inform the community and decision makers about the economic impacts of new proposals and the financial value of proposed community benefit packages. This includes providing on-call, project-based services to analyze economic and fiscal impacts of development proposals, including financial statements (pro formas), community benefit packages, and other similar work as tasked. This work is considered cost recovery and reimbursed by developers.

At times, these contracts are used for projects that are not cost recovery. For projects that are not cost recovery, staff identify City funding sources before the project commences. There are a few examples of these sorts of projects. In 2021, the City Council directed staff to conduct a Fiscal Analysis of land uses creating a technical report and holding a study session (EPS was engaged to prepare the technical memo and present the finding to the City Council). Council directed staff to hold a Study Session on [Community Benefits](#) and identify different ways that the City can require or encourage delivery of community benefits as part of planning entitlement projects or future long range planning efforts, such as Central RWC. Strategic Economics prepared the power point presentation for the study session in coordination with staff. In 2022, EPS also prepared a Planning Commission Study Session on [Jobs/Housing Balance](#) and Frequently Asked Questions (FAQ).

FISCAL IMPACT

As noted, work performed by both consultants primarily would be for cost recovery projects. Cost recovery projects are those where the costs associated with City staff and consultant time are recovered through deposit accounts funded by development project applicants. Any of those types of expenditures from the General Fund would be replenished from the cost recovery accounts. Any work that is not cost recovery would be funded through appropriated City budget. No additional funding is required at this time.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council could not authorize the Amendments and direct staff to discontinue fiscal analyses associated with land use projects or to pursue alternative methods of planning services.

ATTACHMENTS

Attachment A – Amendment No. 1 to Agreement with Strategic Economics, Inc.

Attachment B – Amendment No. 1 to Agreement with Economic and Planning Services (EPS), Inc.

REPORT PREPARED BY:

Varsha Srinivasan, Management Fellow
vsrinivasan@redwoodcity.org
(650) 780-7231

APPROVED BY:

Jeff Schwob, Community Development & Transportation Director
Melissa Stevenson Diaz, City Manager

**AMENDMENT NO. 1 TO AGREEMENT FOR SERVICES
(Strategic Economics)**

This Amendment No. 1 (the "Amendment No. 1") is entered into and effective as of _____, 2024, by and between the City of Redwood City, a charter city and municipal corporation of the State of California ("City"), and Strategic Economics, Inc., a California Corporation ("Consultant") (collectively, the "Parties").

RECITALS

A. The Parties previously executed that certain Agreement for Services (Strategic Economics), dated as of October 29, 2020 (the "Original Agreement") (the Original Agreement and this Amendment No. 1 are collectively known as the "Agreement").

B. The Parties have negotiated and agreed to the terms and conditions set forth in this Amendment No. 1.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. City will pay Consultant an additional not-to-exceed amount of One-Hundred and Fifty Thousand Dollars (\$150,000) for the completion of all the services described in Exhibit "A" of the Original Agreement, which sum will include all costs or expenses incurred by Consultant. Including all amendments through Amendment No. 1, the total amount payable under the Agreement will be a not-to-exceed amount of Four Hundred Thousand Dollars (\$400,000).

2. Unless terminated earlier, the term of the Agreement is hereby extended by an additional year. Including this Amendment No. 1, the total term of this Agreement is 5 years from the Effective Date of the Original Agreement.

3. All other provisions of the Agreement will remain in full force and effect.

4. All requisite insurance policies to be maintained by Consultant pursuant to the Agreement will include coverage for this Amendment No. 1.

5. The individuals executing this Amendment No. 1 and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Amendment No. 1.

6. If all Parties agree, electronic signatures may be used in place of original signatures on this Amendment No. 1. Each Party intends to be bound by the signatures on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Amendment No. 1 based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

CONSULTANT
Strategic Economics, Inc.
Sujata Srivastava, Principal
299 Shattuck Ave, Suite 203
Berkeley, CA 94705
510-647-5291 x105

CITY OF REDWOOD CITY, a charter city
and municipal corporation of the State of
California

By:

*By:

Dena Belzer

(sign here)

Dena Belzer President

(print name/title)

Melissa Stevenson Diaz, City Manager

ATTEST:

**By:

Charles Adams

Charles Adams (Feb 13, 2024 11:12 PST)

(sign here)

Charles Adams CFO

(print name/title)

Yessika Castro, City Clerk

If required by City, proper notarial acknowledgment of execution by Consultant must be attached.
If a Corporation, Agreement must be signed by one corporate officer from each of the following
two groups.

***Group A.**

Chairman,
President, **or**
Vice-President

****Group B.**

Secretary,
Assistant Secretary,
CFO **or** Assistant Treasurer

Otherwise, the corporation **must** attach a resolution certified by the secretary or assistant
secretary under corporate seal empowering the officer(s) signing to bind the corporation.

Strategic Economics Amendment No. 1 to Agreement for On-Call Services

Interim Agreement Report









2024-02-15

| | |
|-----------------|--|
| Created: | 2024-02-05 |
| By: | CD-Kristina Mateo (kmateo@redwoodcity.org) |
| Status: | Out for Approval |
| Transaction ID: | CBJCHBCAABAAyn78X7N3e44pxyPFYVqbY1t_X5pRQ3Cn |

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"Strategic Economics Amendment No. 1 to Agreement for On-Call Services" History

-  Document created by CD-Kristina Mateo (kmateo@redwoodcity.org)
2024-02-05 - 3:37:45 PM GMT- IP address: 76.14.0.190
-  Document emailed to Dena Belzer (dbelzer@strategieconomics.com) for signature
2024-02-05 - 3:39:18 PM GMT
-  Email viewed by Dena Belzer (dbelzer@strategieconomics.com)
2024-02-05 - 4:43:51 PM GMT- IP address: 50.247.70.244
-  Document e-signed by Dena Belzer (dbelzer@strategieconomics.com)
Signature Date: 2024-02-05 - 4:44:36 PM GMT - Time Source: server- IP address: 50.247.70.244
-  Document emailed to Charles Adams (chuckadams0001@protonmail.com) for signature
2024-02-05 - 4:44:38 PM GMT
-  Email viewed by Charles Adams (chuckadams0001@protonmail.com)
2024-02-05 - 4:44:48 PM GMT- IP address: 185.159.157.24
-  Email viewed by Charles Adams (chuckadams0001@protonmail.com)
2024-02-15 - 7:03:24 PM GMT- IP address: 50.247.70.244
-  Document e-signed by Charles Adams (chuckadams0001@protonmail.com)
Signature Date: 2024-02-15 - 7:12:53 PM GMT - Time Source: server- IP address: 50.247.70.244



7.B. - Page 7 of 10

 Document emailed to CD-Kristina Mateo (kmateo@redwoodcity.org) for approval

2024-02-15 - 7:12:55 PM GMT



**AMENDMENT NO. 1 TO AGREEMENT FOR SERVICES
(Economic and Planning Systems, Inc.)**

This Amendment No. 1 (the "Amendment No. 1") is entered into and effective as of _____, 2024 by and between the City of Redwood City, a charter city and municipal corporation of the State of California ("City"), and Economic and Planning Systems, Inc., a California Corporation ("Consultant") (collectively, the "Parties").

RECITALS

A. The Parties previously executed that certain Agreement for Services (Economic and Planning Systems, Inc.), dated as of September 1, 2022 (the "Original Agreement") (the Original Agreement and this Amendment No. 1 are collectively known as the "Agreement").

B. The Parties have negotiated and agreed to the terms and conditions set forth in this Amendment No. 1.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. City will pay Consultant an additional not-to-exceed amount of One-Hundred Ninety-Five Thousand Dollars (\$195,000) for the completion of all the services described in Exhibit "A" of the Original Agreement, which sum will include all costs or expenses incurred by Consultant. Including all amendments through Amendment No. 1, the total amount payable under the Agreement will be a not-to-exceed amount of Two-Hundred Ninety-Five Thousand Dollars (\$295,000).

2. All other provisions of the Agreement will remain in full force and effect.

3. All requisite insurance policies to be maintained by Consultant pursuant to the Agreement will include coverage for this Amendment No. 1.


4. The individuals executing this Amendment No. 1 and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Amendment No. 1.

5. If all Parties agree, electronic signatures may be used in place of original signatures on this Amendment No. 1. Each Party intends to be bound by the signatures on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Amendment No. 1 based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

CONSULTANT
Economic and Planning Systems, Inc.
1330 Broadway, Ste 450
Oakland, CA 94612

CITY OF REDWOOD CITY, a charter city
and municipal corporation of the State of
California

*By:


Jason Moody (Jan 29, 2024 12:20 PST)

(sign here)

Jason Moody President


(print name/title)

By:

Melissa Stevenson Diaz, City Manager

ATTEST:

**By:


Darin Smith (Jan 29, 2024 12:46 PST)

(sign here)

Darin Smith Secretary

(print name/title)

Yessika Castro, City Clerk

If required by City, proper notarial acknowledgment of execution by Consultant must be attached.
If a Corporation, Agreement must be signed by one corporate officer from each of the following
two groups.

***Group A.**

Chairman,
President, **or**
Vice-President

****Group B.**

Secretary,
Assistant Secretary,
CFO **or** Assistant Treasurer

Otherwise, the corporation **must** attach a resolution certified by the secretary or assistant
secretary under corporate seal empowering the officer(s) signing to bind the corporation.

Amendment No. 2 to Agreement for On-Call Services

Interim Agreement Report









2024-01-30

| | |
|-----------------|--|
| Created: | 2024-01-29 |
| By: | CD-Kristina Mateo (kmateo@redwoodcity.org) |
| Status: | Out for Approval |
| Transaction ID: | CBJCHBCAABAAGPLukQJo8eq9MGm3Eqd86TMq9afkZi17 |

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"Amendment No. 2 to Agreement for On-Call Services" History

-  Document created by CD-Kristina Mateo (kmateo@redwoodcity.org)
2024-01-29 - 7:56:43 PM GMT- IP address: 76.14.0.190
-  Document emailed to Jason Moody (jmoody@epsys.com) for signature
2024-01-29 - 7:58:41 PM GMT
-  Email viewed by Jason Moody (jmoody@epsys.com)
2024-01-29 - 8:20:26 PM GMT- IP address: 68.121.161.161
-  Document e-signed by Jason Moody (jmoody@epsys.com)
Signature Date: 2024-01-29 - 8:20:56 PM GMT - Time Source: server- IP address: 68.121.161.161
-  Document emailed to Darin Smith (dsmith@epsys.com) for signature
2024-01-29 - 8:20:58 PM GMT
-  Email viewed by Darin Smith (dsmith@epsys.com)
2024-01-29 - 8:48:38 PM GMT- IP address: 68.121.161.161
-  Document e-signed by Darin Smith (dsmith@epsys.com)
Signature Date: 2024-01-29 - 8:49:02 PM GMT - Time Source: server- IP address: 68.121.161.161
-  Document emailed to CD-Kristina Mateo (kmateo@redwoodcity.org) for approval
2024-01-29 - 8:49:04 PM GMT





STAFF REPORT

To the Honorable Mayor and City Council From the City Manager

DATE: February 26, 2024

SUBJECT

Amendment No. 4 to Agreement for Services with ELS Architecture and Urban Design for construction administration services for the Veterans Memorial Building/Senior Center-YMCA Project, for extended time and services due to construction delays

RECOMMENDATION

By motion, approve and authorize the City Manager to execute Amendment No. 4 to the Agreement for Services with ELS Architecture and Urban Design for construction administration services for a not-to-exceed amount of \$429,670, for a total-not-to-exceed amount of \$9,244,426.

STRATEGIC PLAN GUIDING PRINCIPLE

Excellence in Government Operations

BACKGROUND

The new Veterans Memorial Building/Senior Center (the Project) is a significant initiative aimed at serving the City's senior population and honoring veterans. ELS Architecture and Urban Design were hired to provide architectural design and oversight.

Conceptualized as a hub for community interaction, senior services, health services, recreational activities, theater performances, and commemorative events, the Project reflects the City's commitment to creating an inclusive and supportive environment for all residents. The new 45,000 square foot facility will house multipurpose rooms for events, meetings, and workshops, a non-profit center, health and wellness programs, a state-of-the-art kitchen for meal services, and a dedicated space for veterans to gather, share their experiences, and access essential resources.

7.C. - Page 2 of 8

ELS Architecture and Urban Design were selected through a competitive qualifications and negotiation process for this project because of their notable experience in creating innovative and accessible public spaces that cater to a variety of needs. They were tasked with architectural design development and oversight of the Project. The following includes the original agreement and amendment dates, tasks, and total approved by the City Council:

| Agreement/Amendment | Services | Date of Agreement | Date Range for Service | Contract Amount |
|----------------------------|---|----------------------|--------------------------------|--------------------|
| Original Agreement | Design Development & Construction Documentation | June 26, 2018 | July 2018-January 2020 | \$5,118,639 |
| Amendment No. 1 | Construction Administration (CA) | February 24, 2020 | March 2020 – July 2022 | \$3,228,022 |
| Amendment No. 2 | CA Rebid Construction Services due to COVID-19 | September 27, 2021 | | \$ 219,623 |
| Amendment No. 3 | CA Extension of Service Time | August 3, 2023 | September 2023 – February 2024 | \$ 248,472 |
| | | Total to date | | \$8,814,756 |
| Amendment No. 4 (proposed) | CA Extension of Service Time including subcontractors | February 26, 2024 | March 2024 – August 2024 | \$ 429,670 |
| | | Total if approved | | \$9,244,426 |

Amendment No. 4 is required for extension of service time due to Project construction delays.

ANALYSIS

The Project initially began in July 2021 and was estimated to be completed in July 2023. However, Thompson Builders has been unable to maintain their original project schedule and has extended the expected completion date. Thompson Builders has expressed their commitment to make up for lost time as much as possible. Further, they have confirmed that the quality of work will not be compromised.

Due to these delays, the City needs to amend the agreement with ELS Architecture and Urban Design as the Construction Administrator, to extend their services.

Construction Administration refers to the duties performed by the architects during the construction phase of the project to ensure the project is being built according to the approved plans, specifications, and contract documents. It serves to maintain the design intent, ensuring the finished product is consistent with the approved drawings and design.

Key responsibilities include:

- Observation and Site Visits: Regularly visiting the construction site to observe the progress and quality of the extended work.

- Reviewing Shop Drawings and Submittals: Reviewing detailed drawings or plans submitted by the contractor to ensure they conform to the design concept.
- Change Orders: Reviewing, approving, or providing recommendations when there are changes to the original plan, such as unforeseen conditions or changes requested by the owner.
- Payment Applications: Reviewing applications for payment submitted by the contractor to verify the work completed and materials purchased.
- Project Closeout: Assisting in the final stages of the project, such as punch list items, final inspections, and ensuring proper documentation is provided.

The goal of construction administration is to safeguard the City's interests, ensuring that the Project is built as intended, within compliance, and to the quality of standards outlined in the contract.

ELS Architecture and Urban Design has been supportive of addressing construction delays and adjusting their staffing roles as necessary to manage these delays.

Given the importance of the Veterans Memorial Building/Senior Center to the community, it is critical to maintain the quality and integrity of the Project, even in the face of these delays. Therefore, it is recommended that the City Council approve the proposed amendment to ensure the successful completion of the Project.

EQUITY IMPACT STATEMENT

Equity and/or inclusion was considered during Project development by engaging with relevant Redwood City communities through public meetings, surveys, and other means, with a focus on communities traditionally least likely to be heard in civic processes.

FISCAL IMPACT

Adequate funding is projected to be available from the Fiscal Year 2023-24 General Fund balance at year end to support a transfer of \$429,670 from the General Fund to this project through a year-end budget amendment.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council could not approve the amendment and direct staff to develop an alternate method for obtaining these services, however, this may cause further delays to the Project and/or affect quality control of work.

ATTACHMENTS

Attachment A – Amendment No. 4 to Agreement for Services with ELS Architecture and Urban Design

REPORT PREPARED BY:

Chris Beth, Parks, Recreation and Community Services Director
cbeth@redwoodcity.org
(650) 780-7253

APPROVED BY:

Melissa Stevenson Diaz, City Manager

**AMENDMENT NO. 4 TO AGREEMENT FOR SERVICES
(ELS Architecture and Urban Design)**

This Amendment No. 4 (the “Amendment No. 4”) is entered into and effective as of _____, 2024, by and between the City of Redwood City, a charter city and municipal corporation of the State of California (“City”), and ELS Architecture and Urban Design, a California corporation (“Consultant”) (collectively, the “Parties”).

RECITALS

A. The Parties previously executed that certain, Design Professional Agreement, dated as of June 26, 2018 (the “Original Agreement”).

B. The Parties previously executed Amendment No. 1 to the Original Agreement (“Amendment No. 1”), dated as of February 24, 2020.

C. The Parties previously executed Amendment No. 2 to the Original Agreement (“Amendment No. 2”), dated as of September 27, 2021.

D. The Parties previously executed Amendment No. 3 to the Original Agreement (“Amendment No. 3”), dated as of August 3, 2023 (the Original Agreement and Amendment Nos. 1, 2, and 3 are collectively known as the “Agreement”).

E. The Parties have negotiated and agreed to the terms and conditions set forth in this Amendment No. 4, including any terms and conditions of the attached Exhibit “A”, incorporated herein by reference.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. City will pay Consultant a not-to-exceed amount of Four Hundred Twenty-Nine Thousand Six Hundred and Seventy Dollars (\$429,670) for the completion of all the services described in the Original Agreement as may have been amended by Amendment Nos. 1, 2 and 3, but subject to the new Rate Schedule identified in Exhibit “A” to this Amendment No. 4, which sum will include all costs or expenses incurred by Consultant. Including all amendments through this Amendment No. 4, the total amount payable under the Agreement will be a not-to-exceed amount of Nine Million Two Hundred Forty-Four Thousand Four Hundred and Twenty-Six Dollars (\$9,244,426).

2. All other provisions of the Agreement will remain in full force and effect.

3. All requisite insurance policies to be maintained by Consultant pursuant to the Agreement will include coverage for this Amendment No. 4.

4. The individuals executing this Amendment No. 4 and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the

legal power, right and actual authority to bind Consultant to the terms and conditions of this Amendment No. 4.

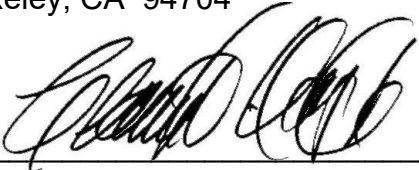
5. If all Parties agree, electronic signatures may be used in place of original signatures on this Amendment No. 4. Each Party intends to be bound by the signatures on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Amendment No. 4 based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

[The remainder of this page left intentionally blank]

CONSULTANT
ELS Architecture and Urban Design
Clarence Mamuyac
President and CEO
2040 Addison Street
Berkeley, CA 94704

CITY OF REDWOOD CITY, a charter city
and municipal corporation of the State of
California

*By:



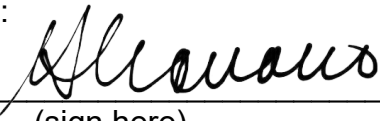
Clarence Mamuyac, President and CEO

By:

Melissa Stevenson Diaz, City Manager

ATTEST:

**By:



(sign here)

Yessika Castro, City Clerk

Gerald Navarro, CFO

(print name/title)

If required by City, proper notarial acknowledgment of execution by Consultant must be attached.
If a Corporation, Agreement must be signed by one corporate officer from each of the following
two groups.

***Group A.**

Chairman,
President, **or**
Vice-President

****Group B.**

Secretary,
Assistant Secretary,
CFO **or** Assistant Treasurer

Otherwise, the corporation **must** attach a resolution certified by the secretary or assistant
secretary under corporate seal empowering the officer(s) signing to bind the corporation.

Exhibit "A"

FEES

RATE SCHEDULE

Fees will be on an hourly expense basis per the rate schedule below. Below are estimated hours for Consultant to complete services and estimated total costs for subcontractors to provide services to Consultant, ELS:

| | | |
|---------------------------|----------------------------------|-----------|
| Principal _____ | 8 hours x \$215/hr x 26 weeks | \$44,720 |
| Associate Principal _____ | 11.5 hours x \$200/hr x 26 weeks | \$59,800 |
| Associate _____ | 40 hours x \$175/hr x 26 weeks | \$182,000 |
| Professional Staff _____ | 11.5 hours x \$140/hr x 26 weeks | \$41,860 |

| | | |
|--|--|-----------|
| ELS Total Fee for Extended Construction Administration | | \$328,380 |
|--|--|-----------|

SUBCONSULTANTS

| | | |
|------------------------------------|--|----------|
| Sandis (Civil) _____ | | \$5,000 |
| SWA (Landscape) _____ | | \$10,000 |
| Forell Elsesser (Structural) _____ | | \$2,000 |
| Introba (MEP – Mechanical) _____ | | \$52,500 |
| SGH (Waterproofing) _____ | | \$15,000 |
| Unvarsky (Commissioning) _____ | | \$4,290 |
| Shalleck (Theater Tech) _____ | | \$12,500 |

| | | |
|--|--|-----------|
| Subconsultants' Total Fee for Extended Construction Administration | | \$101,290 |
|--|--|-----------|

| | | |
|--|--|------------------|
| TOTAL ADDITIONAL NOT-TO-EXCEED AMOUNT | | \$429,670 |
|--|--|------------------|



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 26, 2024

SUBJECT

Application for Prohousing Incentive Pilot Program funds

RECOMMENDATION

Adopt a resolution authorizing application for, and receipt of, Prohousing Incentive Pilot Program funds.

STRATEGIC PLAN GUIDING PRINCIPLE

Housing

BACKGROUND

On January 23, 2024, the California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for the Prohousing Incentive Pilot (PIP) Program's second round of funding. The PIP Program complements the Prohousing Designation Program and is designed to encourage California jurisdictions to obtain the Prohousing Designation. The PIP Program is funded through Chapter 364, Statutes of 2017 (Senate Bill 2, Atkins), which established a permanent source of funding for affordable housing by collecting real estate transaction fees. Five percent of fees collected are then used to fund the PIP Program. Redwood City was one of the first cities in the Bay Area to receive the Prohousing Designation in April 2023 and the City received the first round of PIP funds (\$890,000) in May 2023.

PIP funds can be used for the planning or implementation of activities related to housing and community development, including:

- Matching portions of funds placed into local or regional housing trust funds;
- Accessibility modifications;
- Homeownership opportunities, including down payment assistance; and

- The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, and/or rental housing that is affordable to a variety of income levels.

ANALYSIS

The PIP Program awards funds based on jurisdiction size and Prohousing Designation score. The City is eligible for a base award amount of \$500,000 based on receiving the Prohousing Designation and jurisdiction size, and a bonus award of up to \$390,000, based on the Prohousing Designation score it received. In other words, the City could receive up to \$890,000. However, there is a preference to award funds to jurisdictions that have not yet received PIP funds.

Upon authorization from the City Council by resolution (see Attachment A), staff will complete and submit a PIP application. To be eligible for PIP grant funding, applicants must submit a completed application by March 15, 2024.

If awarded, the Housing Division make recommendations to the City Council to allocate funding for predevelopment, development, acquisition, rehabilitation, and/or preservation of affordable, multifamily rental housing.

EQUITY IMPACT STATEMENT

A successful PIP application could yield a grant of up to \$890,000. Funds available through this program could be used to further the City’s housing goals of preserving and producing housing, especially housing affordable to our most in need residents.

FISCAL IMPACT

There is no fiscal impact to apply to the PIP Program. If the City is awarded a PIP Program grant, the City may receive up to \$890,000 in grant funds that will be used for predevelopment, development, acquisition, rehabilitation, and/or preservation of affordable, multifamily rental housing.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council could choose not to pursue this application, and forgo the \$890,000 PIP award.

ATTACHMENTS

Attachment A – Prohousing Incentive Program Resolution

REPORT PREPARED BY:

Alin Lancaster, Housing Leadership Manager
alancaster@redwoodcity.org
(650) 780-7299

APPROVED BY:

Patrick Heisinger, Interim Assistant City Manager
Melissa Stevenson Diaz, City Manager

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AUTHORIZING APPLICATION FOR, AND RECEIPT OF, PROHOUSING INCENTIVE PILOT PROGRAM FUNDS

WHEREAS, pursuant to Health and Safety Code 50470 et. Seq, the Department of Housing and Community Development (“Department”) is authorized to issue Guidelines as part of the incentive program (hereinafter referred to by the Department as the “Prohousing Incentive Program” or “PIP”); and

WHEREAS, the City Council of the City of Redwood City desires to submit a PIP grant application package (“Application”), on the forms provided by the Department, for approval of grant funding for eligible activities toward planning and implementation activities related to housing and community development as a result of meeting eligibility criteria including but not limited to Prohousing designation; and

WHEREAS, the Department has issued Guidelines and Application on January 23, 2024, in the amount of \$9,483,402.17 for PIP.

NOW, THEREFORE, BE IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

1. The City Manager is hereby authorized and directed to submit an Application to the Department in response to the NOFA, and to apply for the PIP grant funds in a total amount not to exceed \$890,000; and

2. In connection with the PIP grant, if the Application is approved by the Department, the City Manager of the City of Redwood City is authorized and directed to enter into, execute, and deliver on behalf of the Applicant, a State of California Agreement (Standard Agreement) for the amount of \$890,000, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PIP grant, the Applicant's obligations related thereto, and all amendments thereto; and

3. The Applicant shall be subject to the terms and conditions as specified in the Guidelines, and the Standard Agreement provided by the Department after approval. The Application and any and all accompanying documents are incorporated in full as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the Application will be enforceable through the fully executed Standard Agreement. Pursuant to the Guidelines and in conjunction with the terms of the Standard Agreement the Applicant hereby agrees to use the funds for eligible uses and allowable expenditures in the manner presented and specifically identified in the approved Application.

4. The resolution will be effective upon adoption.



STAFF REPORT

To the Honorable Mayor and City Council From the City Manager

DATE: February 26, 2024

SUBJECT

Amendment No. 2 to Agreement for Services with Economic and Planning Systems, Inc. for on-call and specialized services beyond staff capacity and expertise

RECOMMENDATION

By motion, approve and authorize the City Manager to execute Amendment No. 2 with Economic and Planning Systems, Inc. (EPS) in an amount not to exceed \$40,000, for a total contract amount not to exceed \$125,500.

STRATEGIC PLAN GUIDING PRINCIPLE

Excellence in Government Operations

BACKGROUND

To assist with staff capacity to coordinate various work associated with the City's impact fee program reporting and updates, the City selected Economic and Planning Systems, Inc. (EPS) to enter into a contract. The original contract was under City Manager authority of \$106,000.

In May 2022, Community Development and Transportation (CDT) issued a Request for Proposals (RFP) to any qualifying firms that could provide on-call general and specialized services. The selected firms were to provide services in the following areas of expertise: economic analysis, historic analysis, general planning, staffing support, urban design, long-range planning, and environmental review for upcoming development projects. There are some areas of planning and economic services that the City typically does not provide, and it has found that the use of consultants has been the most efficient method of providing additional support rather than increasing staffing for episodic, rather than ongoing, work. EPS was one of the firms selected to be on a qualified list of consultants for City economic analysis work.

ANALYSIS

This Amendment No. 2 expands the scope of the project and puts the total contract amount over the level the City Manager may approve. The increased Scope and Budget for Amendment 2 are due to:

- Increased coordination required between departments for the Impact Fee Reporting (AB1600) for Fiscal Year 2022-23; additional time required to complete reporting and additional time required for staff follow up
- Request by City Council and City Manager at the October 9 and January 8 City Council Meetings for consultant to conduct a Fee Burden Analysis comparing the City's development impact fees and other City development-related fees to other cities.
 - Fee burden scenarios increased from 5 to 11 construction scenarios for applicable fees
 - Added Building, Planning, and Engineering User Fees to the analysis for each of the 6 cities selected as comparable jurisdictions
 - Calculation and input on various implementation options requested
 - Addition of each city's inclusionary housing requirements

FISCAL IMPACT

Funding for this contract is available in Community Development and Transportation funds the City Council previously approved for the purpose of improving government operations. No additional funding is required.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council may elect not to approve the amendment authorizing the additional funding and direct staff to not complete the fee burden analysis.

ATTACHMENTS

Attachment A – Amendment No. 2 to Agreement for Services with Economic and Planning Systems, Inc.

REPORT PREPARED BY:

Giovanna Erkanat, Management Analyst II
gerkanat@redwoodcity.org
(650) 780-5957

APPROVED BY:

Jeff Schwob, Community Development & Transportation Director
Melissa Stevenson Diaz, City Manager

**AMENDMENT NO. 2 TO AGREEMENT FOR SERVICES
Economic and Planning Systems, Inc.**

This Amendment No. 2 (the "Amendment No. 2") is entered into and effective as of _____, 2024 by and between the City of Redwood City, a charter city and municipal corporation of the State of California ("City"), and Economic and Planning Systems, Inc., a California corporation ("Consultant") (collectively, the "Parties").

RECITALS

A. The Parties previously executed that certain Agreement for Services, dated as of July 7, 2023 (the "Original Agreement").

B. The Parties previously executed Amendment No. 1 to the Original Agreement ("Amendment No. 1"), dated as of September 1, 2023 (the Original Agreement and Amendment No. 1 are collectively known as the "Agreement").

C. The Parties have negotiated and agreed to the terms and conditions set forth in this Amendment No. 2, including any additional terms and conditions of the attached Exhibit A, incorporated herein by reference.

NOW, THEREFORE, in consideration of these recitals and the mutual covenants contained herein, the Parties agree as follows:

1. Consultant will provide the additional services set forth in Exhibit "A", and such services will be considered part of the Services for purposes of the Agreement.

2. City will pay Consultant a not-to-exceed amount of Forty Thousand Dollars (\$40,000) for the completion of all the services described in Exhibit "A", which sum will include all costs or expenses incurred by Consultant. Including all amendments through Amendment No. 2, the total amount payable under the Agreement will be a not-to-exceed amount of One Hundred and Twenty-Five Thousand and Five Hundred Dollars (\$125,500).

3. All other provisions of the Agreement will remain in full force and effect.

4. All requisite insurance policies to be maintained by Consultant pursuant to the Agreement will include coverage for this Amendment No. 2.

5. The individuals executing this Amendment No. 2 and the instruments referenced in it on behalf of Consultant each represent and warrant that they have the legal power, right and actual authority to bind Consultant to the terms and conditions of this Amendment No. 2.


6. If all Parties agree, electronic signatures may be used in place of original signatures on this Amendment No. 2. Each Party intends to be bound by the signatures

on the electronic document, is aware that the other Parties will rely on the electronic signatures, and hereby waives any defenses to the enforcement of the terms of this Amendment No. 2 based on the use of an electronic signature. After all Parties agree to the use of electronic signatures, all Parties must sign the document electronically.

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CONSULTANT
Economic and Planning Systems, Inc
1330 Broadway, Ste 450 Oakland, CA
94612

CITY OF REDWOOD CITY, a charter city
and municipal corporation of the State of
California

*By: 
Jason Moody (Feb 14, 2024 20:55 PST)


(sign here)

By: _____

Jason Moody President

(print name/title)

Melissa Stevenson Diaz, City Manager

**By: 
Darin Smith (Feb 15, 2024 02:36 PST)

(sign here)

ATTEST:

Darin Smith Secretary

(print name/title)

Yessika Castro, City Clerk

If required by City, proper notarial acknowledgment of execution by Consultant must be attached.
If a Corporation, Agreement must be signed by one corporate officer from each of the following
two groups.

***Group A.**
Chairman,
President, **or**
Vice-President

****Group B.**
Secretary,
Assistant Secretary,
CFO **or** Assistant Treasurer

Otherwise, the corporation **must** attach a resolution certified by the secretary or assistant
secretary under corporate seal empowering the officer(s) signing to bind the corporation.

Exhibit “A”

SCOPE OF SERVICES AND FEE

Key personnel per Section 1 of the Agreement: Ashleigh Kanat, Teifion Rice-Evans and Bex Allen.

These services will be provided to the City Attorney’s Office for the City of Redwood City. As such, Consultant’s services will be subject to evidentiary protections under the attorney work product doctrine and/or attorney-client privilege, and all writing communications should be appropriately marked to preserve those protections.

Key Issues

These key issues need to be evaluated and addressed as part of this Scope of Services:

+

- **Financial and Administrative Audit.** In coordination with the City Attorney’s Office, and with the support of financial/accounting professionals provided by the City, Consultant will inventory and review each of the fee programs based on available documentation and discussions with City staff to understand how to improve the City’s fee program administration practices.
- **Adequacy of Annual Reporting.** The Mitigation Fee Act (Gov. Code 66000 et. seq.) specifies the timing, frequency, public noticing, and content of the required Annual and Five-Year Reports. Reviewing the City’s past reports and updating them to be consistent with current legal requirements and emerging best practices is necessary at this time. Consultant will create a model AB 1600 report with instructions to staff that can be used in this and future years.
- **Consistency of Underlying Fee Program Assumptions.** To date, City Departments have been responsible for developing and updating their own fee programs without concern for aligning on key assumptions, such as land use categories, growth assumptions, capital improvement plans, timing of updates, etc. Consultant to conduct a comprehensive evaluation to help bring the fee programs into alignment. Consultant to help establish best practices. Consultant to time this work concurrently with the update of any fees.

Scope of Services

This Scope of Services describes the organizational and technical tasks necessary to respond to the key issues described above. The work plan proposed below follows a phased approach intended to prioritize the most urgent tasks. The first phase includes an initial evaluation of the current fee programs and results in the financial and administrative audit, preparation of the Transportation Impact Fee Nexus Study, and facilitation of stakeholder outreach efforts. A fee comparison and fee burden analysis will be prepared as part of the first phase as well, although the timing of this analysis may occur later. The second phase results in the preparation of the Annual/Five-Year Report for the 2022/2023 fiscal year. Consultant will remain flexible and able to adapt to inevitable changes in policy direction and circumstances.

Phase I

Task 1: Financial and Administrative Audit (July and August 2023)

Consultant will review pertinent materials related to the existing fee programs, such as the fee schedules, the supporting nexus studies, the enabling ordinances and associated resolutions, the project lists, the fund balances, reimbursement agreements, and accounting practices. This task will inform what changes, if any, need to be considered and incorporated from a best practices perspective. Consultant will work closely with finance/accounting staff (or consultants) and legal

counsel during this phase of work. Phase I work provides critical input for the annual and five-year report that is prepared in Phase II. Consultant will time this work concurrently with the update of any fees.

Consultant to Provide: Analysis of findings of the audit and recommendations for the update (Consultant may be asked to provide a memorandum summarizing these findings and recommendations).

Meetings: Weekly meetings (up to 8) with the Finance Department (or financial/accounting expert) to discuss fund balances and accounting. Weekly check-ins with City staff and legal counsel (up to 8).

Task 2: Transportation Impact Fee Nexus Study

Consultant will work with City staff, City counsel, and Hexagon Transportation Consultants (Hexagon) to prepare the nexus study for the City's updated transportation development impact fee consistent with the requirements of the Mitigation Fee Act and recently passed AB 602. It is understood that Hexagon will prepare the core technical elements of the transportation impact fee study, including identifying the capital improvement list and improvement costs, allocating costs to new development, and estimating maximum, justifiable fees for each land use.

Task 2.1: Provide Input on Impact Fee Program Methodology/ Structure

Consultant will participate in teleconference call meetings with City staff and Hexagon to stay abreast of progress on the technical work and provide perspectives based on Consultant experience. Key topics to be discussed and addressed will include the number and type of land uses, consideration of AB 602's preference for fees on residential development to be charged on a per square foot basis, and the importance of developing a clear Capital Improvement Program to be adopted as part of the Nexus Study. It is understood that City counsel will provide critical guidance on these topics. It is assumed that consultant staff will participate in ten (10) one-hour conference calls.

Task 2.2: Review Technical Analysis

Once completed, or as available, consultant will review Hexagon technical analysis and provide feedback as appropriate. Consultant will review from the perspective of the requirements of the Mitigation Fee Act and the establishment of the necessary nexus findings. It is assumed that consultant will work with Hexagon and City staff to determine what, if any, refinements or additions could be helpful to nexus study preparation. This will include identification of key summary tables for inclusion in the Nexus Study as well as the required Capital Improvement Program.

Task 2.3: Draft Nexus Study

Building from Hexagon's technical analysis, consultant's prior work writing the City's Parks and Recreation Development Impact Fee Study, and guidance from City counsel, consultant will develop a first draft of the Transportation Development Impact Fee Nexus Study. It is assumed that Hexagon will provide the technical tables and write-up and consultant will focus on the nexus findings and report summary. The Draft Nexus Study will provide the necessary findings to support the technical calculation of the maximum justifiable fee levels. Study will also include comparison to local jurisdictions with TIF to compare the Redwood City proposed TIF level with what other cities have implemented. City staff and counsel will determine whether to include specific City staff recommendations on fee level adoption and timing with the nexus study.

Task 2.4: Final Nexus Study

City staff, City Counsel, and Hexagon will review the Draft Nexus Study and provide feedback and recommended refinements. It is assumed that consultant will receive one set of consolidated comments from City staff. Consultant will refine and finalize the Nexus Study.

Task 2.5: Contingency for Nexus Study

Given the new requirements under AB 602 and the need to ensure robust nexus study consistency along with the associated uncertainties over the level of revisions/ rounds of review between the development of the Draft Nexus Study and Final Nexus Study, consultant is including a contingency budget. This budget will only be used after direction authorization from City staff, where consultant work effort goes beyond that specified.

Task 2 Schedule

It is understood that the City is seeking a completed Nexus Study by early November for City Council consideration in early December. The consultant work tasks are hence envisioned to take place over the course of the 10-week period up to November 4th. Participation in one-hour meetings will occur throughout this timeframe. It will be necessary to receive the completed Hexagon technical analysis in September to leave sufficient time for the remaining consultant tasks, including final technical review, the drafting of the nexus study, and nexus study finalization.

Task 2 Budget

Due to the advisory nature of this work coupled with the expedited crafting of the Nexus Study, most of the consultant work effort will be conducted by Teifion Rice-Evans with some input and guidance from Ashleigh Kanat. Estimated hours and budget are shown below. The budget does not include any public meetings, presentations, or work after development of the nexus study. As shown, the total budget, including Task 5/ Contingency, sums to \$24,5000 (or \$21,300 before the contingency).

| Tasks | Lead | Advisor | Staff Subtotal | Direct Costs/ Reimbursables [2] | Grand Total |
|---|--|----------|-----------------|---------------------------------|-----------------|
| | Rice-Evans Hourly Billing Rates [1] | Kanat | | | |
| Task 1: Meetings and Input (3) | 10 | 2 | \$3,850 | \$0 | \$3,850 |
| Task 2: Review Technical Analysis | 10 | 0 | \$3,250 | \$0 | \$3,250 |
| Task 3: Draft Nexus Study | 30 | 2 | \$10,350 | \$0 | \$10,350 |
| Task 4: Refine and Finalize Nexus Study | 10 | 2 | \$3,850 | \$0 | \$3,850 |
| Task 5: Contingency for Nexus Study | 8 | 2 | \$3,200 | \$0 | \$3,200 |
| Total Project Budget | 68 | 8 | \$24,500 | \$0 | \$24,500 |

[1] Hourly billing rates are effective for 2023 and subject to annual revision.

[2] Direct costs/reimbursables include data acquisition (CoStar and JobsEQ) and staff travel to public meetings.

[3] Includes participation in 10 one-hour virtual meetings.

Task 3: Fee Comparison and Prototype Burden Analysis

For six cities (Palo Alto, Mountain View, Sunnyvale, San Bruno, San Mateo, and Daly City), consultant will gather all development impact fees and regulatory-based in-lieu fees so that Redwood City is able to compare its current and proposed fee levels relative to other peer jurisdictions. Planning and building fees will be included. This will require outreach to the six cities selected to be able to accurately reflect planning and building fees for purposes of comparison. Consultant and City will also identify eleven development prototypes:

- Residential scenarios
 - Single Family Residential (New Construction)
 - Single Family Residential (Bedroom Addition)
 - Multi-Family (100% Affordable, 19 unit, 100 unit)
 - Multi-Family Market Rate (19 unit, 100 unit)

- Non-Residential
 - Research and Development
 - Grocery
 - Childcare
 - Hotel
 - Medical Office

Other areas the Consultant will contribute:

- Consultant will do research on each city's inclusionary requirements and calculation of onsite inclusionary costs for each applicable city.
- Calculation of TIF implementation options
- Input on implementation options

Again, the goal is to help Redwood City understand its current and proposed fee burdens as a way of guiding fee setting decisions and policies. Consultant can begin this work at any point following authorization to start work and will coordinate with City staff about the best time to complete the analysis and present the results to City decision makers. This task includes coordination with City staff and up to two public meetings to present and explain the analysis.

Task 3 Budget

The Task 3 budget is \$30,000 for the fee comparison and the fee burden analysis, including preparation for and attendance at public meetings.

Task 4: Developer and Stakeholder Outreach Support

Consultant will work with City staff, City counsel, and the technical fee update consultants to support two (2) developer and stakeholder outreach events. One of the two will be held in-person (logistics to be coordinated by City staff) and the other will be held virtually on a different day to accommodate schedules and meeting format preferences. Attendees will be invited by City staff and are expected to include developers active in the City, as well as the Chamber and representatives of SAMCEDA.

The objective of the outreach events is to share information, but not necessarily final fee levels, as it is unlikely the technical work will be completed by the time the outreach events are scheduled (estimated to be October). Consultant will facilitate the meetings, preparing an agenda, presentation materials, and facilitating questions and answers and discussion. The content of the outreach events will be developed in coordination with City staff. The preliminary approach to content is summarized below:

- What are impact fees?
- The City's current fee programs and what's changing/what's not (high-level) why we're updating them (periodic updates are a best-practice in order to align with development forecasts and current capital improvement plans and cost estimates)
- How updated fee programs will benefit applicants and new development
 - Updated fee programs will be more streamlined, more transparent – easier to calculate fee obligation
 - The improvements benefit/serve new residents and employees
- City's process/timing for updating fees
 - Reviewing population/employment/development forecasts
 - Reviewing the capital improvements that are needed to serve future development and developing new cost estimates
 - Ensuring consistency with recent state legislation (AB 602)
 - Technical work and nexus studies
 - Council review/adoption

- Next steps (opportunities to provide comment)
 - Nexus studies will be posted for public review in November
 - Council will consider updated fees in January, 2024

Task 4 Budget

The Task 4 budget is \$6,000 for both events. The first event (regardless of format) is \$4,000 (approx. 10 hrs) and includes preparation of the presentation materials. The second event assumes use of the same (or very slightly modified) presentation materials at a cost of \$2,000 (approx. 5 hrs).

Phase II: Annual and Five-Year Report (September, October and November 2023 and/or concurrent with any fees being updated at this time)

The Mitigation Fee Act (Gov. Code 66000 et. seq.) specifies the timing, frequency, public noticing, and content of the required Annual and Five-Year Reports. This phase of work will respond to the legal requirements of the Mitigation Fee Act and respond to emerging best practices related to pending legal cases. This work is dependent on the Phase I financial audit, as the tracking of revenues and expenditures will come from the audit. This work requires extensive coordination with multiple departments.

Deliverables: A model AB 1600 report with instructions to staff that can be used in this and future years, and guidelines on best practices for fee adoption, implementation, accounting and expenditures, and 2022/2023 Annual and Five-Year Report, including Tables.

Meetings: Up to four (4) meetings with the Finance Department (or financial/accounting expert) to discuss fee program revenues and expenditures. Weekly check-ins with City staff and legal counsel (up to 8).

Fees

Consultant shall be compensated for Services provided on an hourly basis at the rates identified below and for a not-to-exceed amount as provided below:

Phase I Total: \$80,500
 Task 1: \$20,000
 Task 2: \$24,500
 Task 3: \$30,000
 Task 4: \$6,000
Phase II Total: \$45,000
Phase I and II Total: \$125,500

[EPS Hourly Billing Rates Follow]

EPS 2023 HOURLY BILLING RATES

| | |
|-------------------------------------|-------|
| Managing Principal | \$325 |
| Senior Principal | \$375 |
| Principal | \$300 |
| Executive/Senior Vice President | \$275 |
| Vice President | \$255 |
| Senior Technical Associate | \$275 |
| Senior Associate | \$230 |
| Associate | \$195 |
| Research Analyst II | \$170 |
| Research Analyst I | \$120 |
| Production and Administrative Staff | \$120 |

Billing rates updated annually.

EPS 2024 HOURLY BILLING RATES

| | |
|-------------------------------------|-------------|
| Managing Principal | \$340 |
| Senior Principal | \$375 |
| Principal | \$300-\$315 |
| Vice President | \$265 |
| Senior Technical Associate | \$275 |
| Senior Associate | \$240 |
| Associate | \$205 |
| Production and Administrative Staff | \$125 |

Billing rates updated annually.

EPS - Amendment. No. 2 - Fees Audit and Reporting

Interim Agreement Report










2024-02-15

| | |
|-----------------|--|
| Created: | 2024-02-15 |
| By: | CD-Kristina Mateo (kmateo@redwoodcity.org) |
| Status: | Out for Approval |
| Transaction ID: | CBJCHBCAABAaKCrBYXR9al49bQsRfg_A5EcJAzXyrmS1 |

Agreement History

Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"EPS - Amendment. No. 2 - Fees Audit and Reporting" History

-  Document created by CD-Kristina Mateo (kmateo@redwoodcity.org)
2024-02-15 - 0:48:22 AM GMT- IP address: 76.14.0.190
-  Document emailed to Jason Moody (jmoody@epsys.com) for signature
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-  Email viewed by Jason Moody (jmoody@epsys.com)
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-  Document e-signed by Jason Moody (jmoody@epsys.com)
Signature Date: 2024-02-15 - 4:55:52 AM GMT - Time Source: server- IP address: 192.184.255.216
-  Document emailed to Darin Smith (dsmith@epsys.com) for signature
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MAYOR JEFF GEE
VICE MAYOR LISSETTE ESPINOZA-GARNICA
COUNCIL MEMBER ALICIA C. AGUIRRE
COUNCIL MEMBER KAIA EAKIN
COUNCIL MEMBER DIANE HOWARD
COUNCIL MEMBER ELMER MARTINEZ SABALLOS
COUNCIL MEMBER CHRIS STURKEN

DRAFT MINUTES

1017 MIDDLEFIELD ROAD
REDWOOD CITY, CA

JOINT CITY COUNCIL/
SUCCESSOR AGENCY/
PUBLIC FINANCE AUTHORITY
REGULAR MEETING AGENDA
Monday, February 12, 2024 6:00 PM

- 1. **CALL TO ORDER** – Mayor Gee called the meeting to order at 6:00 p.m.
- 2. **ROLL CALL** – Council Members Aguirre, Eakin, Howard, Martinez Saballos, Sturken, and Mayor Gee were present. Vice Mayor Espinoza-Garnica was absent.

Staff present: City Manager Melissa Stevenson Diaz, City Attorney Veronica Ramirez, and City Clerk Yessika Castro.

- 3. **PLEDGE OF ALLEGIANCE** – Council Member Eakin led the pledge of allegiance.

4. **CLOSED SESSION**

There was no public comment.

The City Council convened a Closed Session at 6:05 p.m. to discuss the following:

4.A. **Closed session regarding real property negotiations pursuant Government Code Section 54956.8**

Property: Approximately 15,000 sq. ft. (33 acres) of the eastern portion of 651 El Camino Real, Redwood City (APN: 052-271-030)

Agency Negotiator: Melissa Stevenson Diaz, City Manager
Jeff Schwob, Community Development & Transportation Director

Negotiating Parties: Redwood City Legion Post 105 Republic Metropolitan
Scott Mendelsohn & Bob Mendelsohn

Under Negotiation: Price and Terms for Purchase of Property

At 6:56 p.m., the City Council reconvened the regular meeting. There was no reportable action.

5. PRESENTATIONS/ACKNOWLEDGEMENTS

5.A. Sequoia Station update

Deke Hunter from Hunter Properties gave an update.

5.B. Recognition of participants of art contest with Zhuhai, China

Former Mayor Barbara Pierce from Redwood City International and Verónica Escámez from Casa Círculo Cultural gave a presentation and Mayor Gee presented certificates and gifts to the contest finalists, Jocelyn Franco and Briana Chimes.

6. PUBLIC COMMENT ON THE CONSENT CALENDAR, MATTERS OF COUNCIL INTEREST AND ITEMS NOT ON THE AGENDA

The following members of the public provided comments:

- Idan Harel
- Valerie Rutenburg
- Sofie Bershsteyn
- Leah Krupnik
- Dave Bauer
- Karin Feygenberg
- Brie Hanni
- Irina Krupnik
- Tamar
- Jared Peterson
- Brandon Henriquez
- Laksh
- Mishal Riaz
- Mary Bernier
- Zach Klieman
- Chris Robell
- Katelyn Banner
- Sharon Song
- Denise Carrillo
- Kimberly Cervantes
- Prerna Sharma
- Emily Greenwald

- Sebastian Salinas
- Erik Martinez
- Brent Adams
- Christopher Keane
- Kris Johnson
- Alice Robinson

7. CONSENT CALENDAR

Council Member Eakin recused herself from item 7E to prevent the appearance of conflict of interest, and requested to pull item 7A for further discussion.

Motion and second, Aguirre and Howard, to approve all items on the Consent Calendar except for 7A and 7E, passed 6-0-1 by electronic vote, with Vice Mayor Espinoza-Garnica absent.

Motion and second, Sturken and Howard, to approve item 7E, passed 5-0-2 with Vice Mayor Espinoza-Garnica absent and Council Member Eakin recused.

Motion and second, Aguirre and Martinez Saballos, to approve item 7A, passed 6-0-1 by electronic vote, with Vice Mayor Espinoza-Garnica absent.

7.A. Architectural Advisory Committee (AAC) Work Plan for FY 2023-24 and FY 2024-25 (209)

Recommendation:

By motion, approve the proposed Architectural Advisory Committee Work Plan for FY 2023-24 and FY 2024-25.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

7.B. Final acceptance of 2020-2021 Sanitary Sewer Replacement Project (802)

Recommendation:

By motion, accept the 2020-2021 Sanitary Sewer Replacement Project and authorize the release of bonds and retention according to City procedures.

CEQA:

Categorically Exempt - Class 2. Replacement or reconstruction

- 7.C. Waive second reading and adopt an ordinance amending Redwood City Code Chapter 38 (Water System Regulations), Article VI (Water Main Upgrade), Section 38.26 relating to water main upgrade standards (301) Ord. 2534 (0001)**

Recommendation:

Waive second reading and adopt an ordinance amending Redwood City Code Chapter 38 (Water System Regulations), Article VI (Water Main Upgrade), Section 38.26 relating to water main upgrade standards.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

- 7.D. Agreement for Services with APS Environmental, Inc. for routine and ad hoc closed-circuit television inspection services to inspect City wastewater infrastructure and identify pipes requiring repair or replacement (304)**

Recommendation:

By motion, approve and authorize the City Manager to execute a two-year Agreement for Services with APS Environmental, Inc. in an amount not to exceed \$1,063,990, including City Manager authority to extend the agreement for two additional two-year terms, for a total contract amount not to exceed \$3,354,230 for routine and ad hoc closed-circuit television inspection services.

CEQA:

Categorically Exempt - Class 1. Existing Facilities

- 7.E. Agreement for Services with Star Elevator, Inc. to provide inspections, preventative maintenance, and repair services for elevators and lifts (304)**

Recommendation:

By motion, approve and authorize the City Manager to execute a one-year agreement for services with Star Elevator, Inc. for inspections, preventative maintenance, and repair services of elevators and lifts in an amount not to exceed \$70,000, and authorize the City Manager to extend the agreement for up to two additional two-year terms, for a total contract amount not to exceed \$362,726.

CEQA:

Categorically Exempt - Class 1. Existing Facilities

- 7.F. Amendment No. 1 to Agreement for Services with HF&H Consultants, LLC for additional cost to complete the existing scope of work for water and sewer rate and fee consultation services covering the time period of September 15, 2022 until services are complete (304)**

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 1 to the Agreement for Services with HF&H Consultants, LLC for water and sewer rate and fee consultation services, covering the time period of September 15, 2022 until services are complete, for a not-to-exceed amount of \$25,000, for an aggregate not-to-exceed amount of \$205,080 to complete the existing scope of work.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

- 7.G. Memorandum of Understanding (MOU) with the County of San Mateo; the Cities of Atherton, Brisbane, Burlingame, East Palo Alto, Half Moon Bay, Hillsborough, Menlo Park, Millbrae, Pacifica, San Carlos, South San Francisco, and San Mateo; and the Towns of Colma and Woodside, to develop a compost quality improvement campaign, in the amount of \$5,000 from Redwood City and with a total aggregate MOU amount from all participating jurisdictions of \$173,435 (304)**

Recommendation:

By motion, approve and authorize the City Manager to execute a Memorandum of Understanding with the County of San Mateo; the Cities of Atherton, Brisbane, Burlingame, East Palo Alto, Half Moon Bay, Hillsborough, Menlo Park, Millbrae, Pacifica, San Carlos, South San Francisco, and San Mateo; and the Towns of Colma and Woodside, to develop a compost quality improvement campaign, in the amount of \$5,000 from Redwood City and with a total aggregate MOU amount from all participating jurisdictions of \$173,435.

CEQA:

This is not a project under California Environmental Quality Act (CEQA)

- 7.H. Approve January 22, 2024, and February 3, 2024 City Council Minutes (301)**
- 7.I. Approve claims and checks from February 12, 2024 to February 26, 2024 and the usual and necessary payments through February 26, 2024 (303)**

8. PUBLIC HEARINGS

- 8.A. Waive second reading and adopt an ordinance to adopt by reference the Animal Control Ordinance of San Mateo County to establish penalties for violations of the Animal Control Ordinance (301) Ord. 2535 (0019)**

There was no public comment.

Recommendation:

1. Conduct a Public Hearing; and
2. Waive second reading and adopt an ordinance to amend Section 5.1 of Article 1 of Chapter 5 of the Redwood City Municipal Code to adopt by reference the Animal Control Ordinance of San Mateo County Consisting of Chapter 6.04 of Title 6 of the Code of Ordinances of the County of San Mateo; and Article VII (Penalty) of Chapter 5 of the Redwood City Municipal Code to establish penalties for violations of the Animal Control Ordinance.

CEQA:

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment. In the event the activity is found to be a project under CEQA, it is subject to the CEQA exemption contained in CEQA Guidelines section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment.

Motion and second, Howard and Martinez Saballos to:

1. Conduct a Public Hearing; and
2. Waive second reading and adopt an ordinance to amend Section 5.1 of Article 1 of Chapter 5 of the Redwood City Municipal Code to adopt by reference the Animal Control Ordinance of San Mateo County Consisting of Chapter 6.04 of Title 6 of the Code of Ordinances of the County of San Mateo; and Article VII (Penalty) of Chapter 5 of the Redwood City Municipal Code to establish penalties for violations of the Animal Control Ordinance.

The motion passed 6-0-1 by electronic vote, with Vice Mayor Espinoza-Garnica absent.

9. STAFF REPORTS

9.A. Notice of Funding Availability (NOFA) for new affordable housing construction - funding recommendations (301) Reso 16204 (007)

Assistant City Manager Patrick Heisinger introduced the item, and Housing Management Analyst Rachel Horst gave a presentation.

There was no public comment.

Recommendation:

Adopt a resolution 1) conditionally awarding \$4,366,460 in the form of two loans (Loans) to the 1304 Middlefield Affordable Housing Project; 2) authorizing the City Manager to execute Loan Documents and other necessary documents, any subsequent amendments or modifications and take actions necessary to effectuate the Loans for the Project; and

3) authorizing a budget amendment to transfer \$1,864,324 in existing revenue and budgeted expenditures from the HOME Investment Partnerships Program Fund to the Housing Support Fund.

CEQA:

This activity involving commitment of loans is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment. Furthermore, CEQA does not apply to the 1304 Middlefield project as it is an SB 35 project. SB 35 projects are subject to ministerial project review under Government Code section 65913.4 and are exempt from the requirements under CEQA. (Cal. Code Regs. tit. 14 § 15268(a)(“Ministerial projects are exempt from the requirements of CEQA.”.) The 1304 Middlefield project will be subject to review under the National Environmental Protection Act (NEPA) in order to receive HOME funding.

Motion and second, Howard and Martinez Saballos to adopt a resolution 1) conditionally awarding \$4,366,460 in the form of two loans (Loans) to the 1304 Middlefield Affordable Housing Project; 2) authorizing the City Manager to execute Loan Documents and other necessary documents, any subsequent amendments or modifications and take actions necessary to effectuate the Loans for the Project; and 3) authorizing a budget amendment to transfer \$1,864,324 in existing revenue and budgeted expenditures from the HOME Investment Partnerships Program Fund to the Housing Support Fund, passed 6-0-1 by electronic vote, with Vice Mayor Espinoza-Garnica absent.

10. MATTERS OF COUNCIL INTEREST

10.A. City Council Member Report of Meetings and Conferences Attended

Council Member Eakin reported on the February 7 Community SFO Roundtable meeting.

10.B. City Council Committee Reports – None

10.C. City Manager (Oral) Update

City Manager Melissa Stevenson Diaz reported on the following:

- Upcoming CERT Academy classes on April 3 through May 18
- City main offices will be closed Monday, February 19 for Presidents Day
- The February 26 City Council meeting will include topics related to solid waste rates, fee burden analysis and year-end budget update

11. ADJOURNMENT – Mayor Gee adjourned the meeting at 9:03 p.m.

Respectfully submitted for approval.

Yessika Castro, CMC, CPMC
City Clerk

DRAFT



STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 26, 2024

SUBJECT

Approve 2024 solid waste collection rates for regular and unscheduled services provided by Recology San Mateo County

RECOMMENDATION

1. Hold a public hearing on proposed increases to solid waste collection rates and if written protests are not made by a majority of the affected parcels, adopt a resolution approving 2024 solid waste collection rates (requires 5/7 vote); and
2. Direct staff to continue to promote the City's Utility Rate Assistance Program and the recently increased benefit amounts available to those who qualify.

STRATEGIC PLAN GUIDING PRINCIPLE

Excellence in Government Operations

BACKGROUND

Each year, the City Council sets rates for solid waste collection services, which includes garbage, recycling, organics collection, disposal and processing. Rates paid by customers fully fund the cost of solid waste services; the General Fund does not fund this service. The rates are adjusted as necessary to generate enough revenue to cover expenditures associated with solid waste services, such as costs for collection services provided by Recology San Mateo County (Recology), disposal and processing costs for services provided by South Bay Industries, and other related costs. When considering rates, the City seeks to ensure that the fees and charges for solid waste services are proportionate to the cost of providing the service attributable to the parcel.

The City is one of eleven member agencies of the Joint Powers Authority, South Bayside Waste Management Authority (SBWMA aka RethinkWaste). SBWMA provides oversight, support and management of solid waste collection services for the member agencies and annually reviews and audits Recology's Compensation Application, which outlines costs for solid waste and agency services for the year. The approved application becomes the basis for setting solid waste collection rates for the member agencies.

The City contracted with HF&H Consultants (HF&H) to assist in solid waste rate analysis and to help formulate a rate structure that generates enough revenue to cover solid waste collection service costs while proportionately allocating increased collection costs to the rates paid by each customer class. Conducting service rate analysis and formulating appropriate rate structures is specialized work, and the City does not have staff expertise in these areas. Additionally, cities across the state contract with HF&F on similar studies, giving the City the benefit of understanding approaches employed across the state.

ANALYSIS

Revenue Requirement

As is common throughout California, the City's solid waste rate structure initially was designed to encourage recycling and reduce the amount of material that reaches landfills by setting lower rates for the 20 and 32 gallon carts. This rate structure has had the desired result throughout the State, with the landfilling of materials decreasing on a per-household basis. Approximately 85% of residential customers in Redwood City are subscribed to a 20 or 32 gallon cart service, with the remainder subscribing to a 64 or 96 gallon cart. However, due to the nature of the current rate structure and increases in expenses over the years, the City needs to realign solid waste rates to ensure that increased collection costs are proportionately allocated to each customer class.

Based on analysis performed by HF&H and SBWMA, if the City were to take no action in 2024 (i.e. keep rates the same with no increase), the City would face a revenue shortfall of \$3 million. The revenue generated by solid waste rates would be insufficient to cover the total estimated costs for solid waste collection (about \$26 million). This projected shortfall of \$3 million would be even greater if not for the following:

- The SBWMA Board of Directors approved one-time use of \$2.4 million from the SBWMA Rate Stabilization Reserve to assist member agencies. This money was half of the total balance from the SBWMA Rate Stabilization Reserve and was allocated to each member agency based on total waste tonnage generated by each agency. Based on this allocation, the City will receive one-time funds in the amount of \$481,046.
- The City can defer \$348,006 in compensation owed to Recology in 2024 until the following year through a "cap carry forward" provision within the franchise agreement. This "cap carry forward"

provision allows the City to cap the non-disposal portion of Recology’s projected costs at 5%, and the City would compensate Recology in the following year for any of these costs beyond the 5%.

The primary drivers of increased costs are:

- Recology’s base compensation for collection costs for service to Redwood City is increasing 7.7% from 2023 to 2024.
 - 48% of the base compensation is attributable to direct labor costs which increased by 5.48% based on allowable CPI adjustments in the franchise agreement.
 - Fuel costs also increased by 13.33% based on allowable CPI adjustments in the franchise agreement.

- SBWMA entered into a new contract with a new disposal and processing operator, South Bayside Industries, who took over from South Bay Recycling beginning January 1, 2024. This change resulted in a 25% increase in operating costs for disposal and processing, in addition to associated administrative expenses passed on to the member agencies by SBWMA.

Proposed Rates

As mentioned previously, when considering rates, the City seeks to ensure that the fees and charges for solid waste services are proportionate to the cost of providing the service attributable to the parcel. As such, the \$3 million shortfall has been allocated to the 20, 32, 64, and 96 gallon cart rates, based on the costs of serving each customer class. Taking into account the one-time SBWMA Rate Stabilization Reserve payout and the “cap carry forward” provision, and assuming no other additional monies are considered, the rate for each cart size would need to increase by \$12/month (as shown in Figure 1) in order to meet revenue requirements for 2024.

Figure 1 – 2024 Preliminary Proposed Rates, assuming no additional one-time funds are considered

| Cart Size | Current Rate (\$/mo.) | 2024 Proposed Rate Increase (\$/mo.) | 2024 Proposed Rate (\$/mo.) |
|-----------|-----------------------|--------------------------------------|-----------------------------|
| 20-gallon | \$23.87 | \$12.00 | \$35.87 |
| 32-gallon | \$38.86 | \$12.00 | \$50.86 |
| 64-gallon | \$67.20 | \$12.00 | \$79.20 |
| 96-gallon | \$95.31 | \$12.00 | \$107.31 |

- Unscheduled service rates increase by 5.465%

The City is able to “buy down” the required rate increase of \$12 /month through the use of additional one-time funds from our own balancing account with Recology. Each SBWMA member agency has a balancing account with Recology payable to (or from) the agency at the expiration of the agreement in 2035. In any given year if actual revenue collected is greater than expenses/Recology’s approved compensation, the remaining revenue is put into the balancing account and the account grows. If actual revenue is less than expenses or Recology’s approved compensation, then the amount owed is removed

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from the balancing account and the account shrinks. At this time, the City has a balancing account surplus of \$1,286,708 from prior years, which can be used to “buy down” the 2024 revenue requirement to \$1,772,477, and consequently reduce the required rate increase from \$12/month to \$7/month (Figure 2).

Figure 2 – 2024 Proposed Rates

| Cart Size | Current Rate (\$/mo.) | 2024 Proposed Rate Increase (\$/mo.) | 2024 Proposed Rate (\$/mo.) |
|-----------|-----------------------|--------------------------------------|-----------------------------|
| 20-gallon | \$23.87 | \$7.00 | \$30.87 |
| 32-gallon | \$38.86 | \$7.00 | \$45.86 |
| 64-gallon | \$67.20 | \$7.00 | \$74.20 |
| 96-gallon | \$95.31 | \$7.00 | \$102.31 |

- Unscheduled service rates increase by 5.465%

Comparison with Neighboring Agencies

Figure 3 through Figure 6 compares the City’s current and proposed 2024 rate (\$7/month increase) against other surrounding agencies and their current 2024 rates. Proposed rates for 20 gallon and 32 gallon customers would remain below average, and proposed rates for 64 and 96 gallon cart customers would be slightly above average, compared to current rates charged by other agencies. Most, if not all, of these agencies are also in the process of increasing solid waste rates for the same reasons Redwood City is proposing rate increases. Should this occur, Redwood City rates will compare even more favorably to rates charged in those cities.

Figure 3 – 20 Gallon Cart Rates (current and proposed)

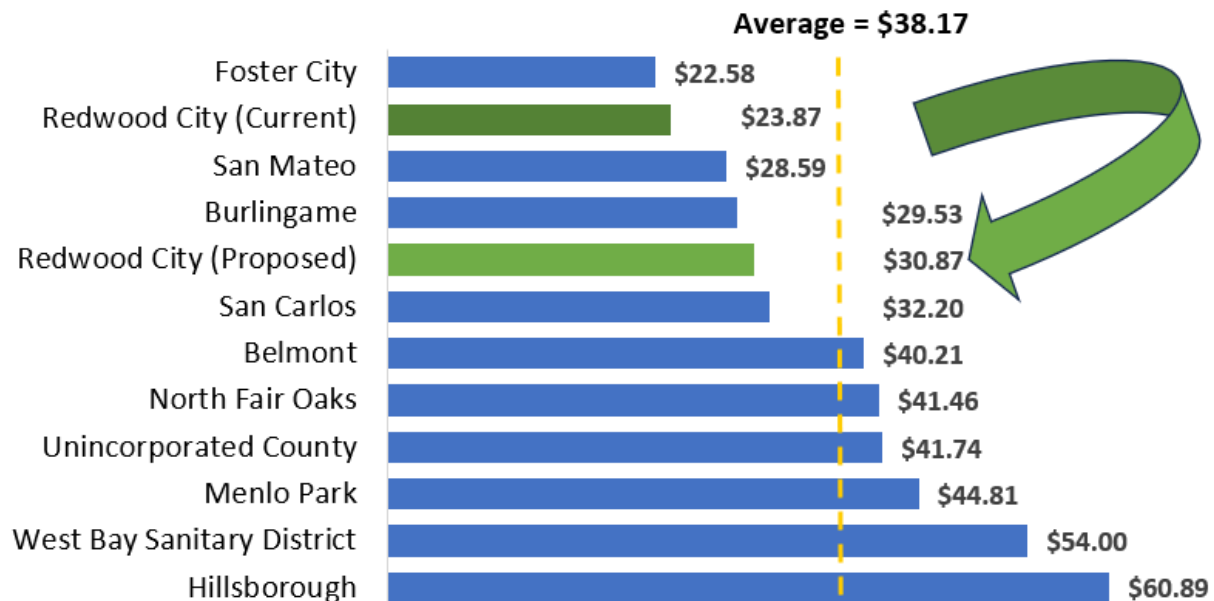


Figure 4 – 32 Gallon Cart Rates (current and proposed)

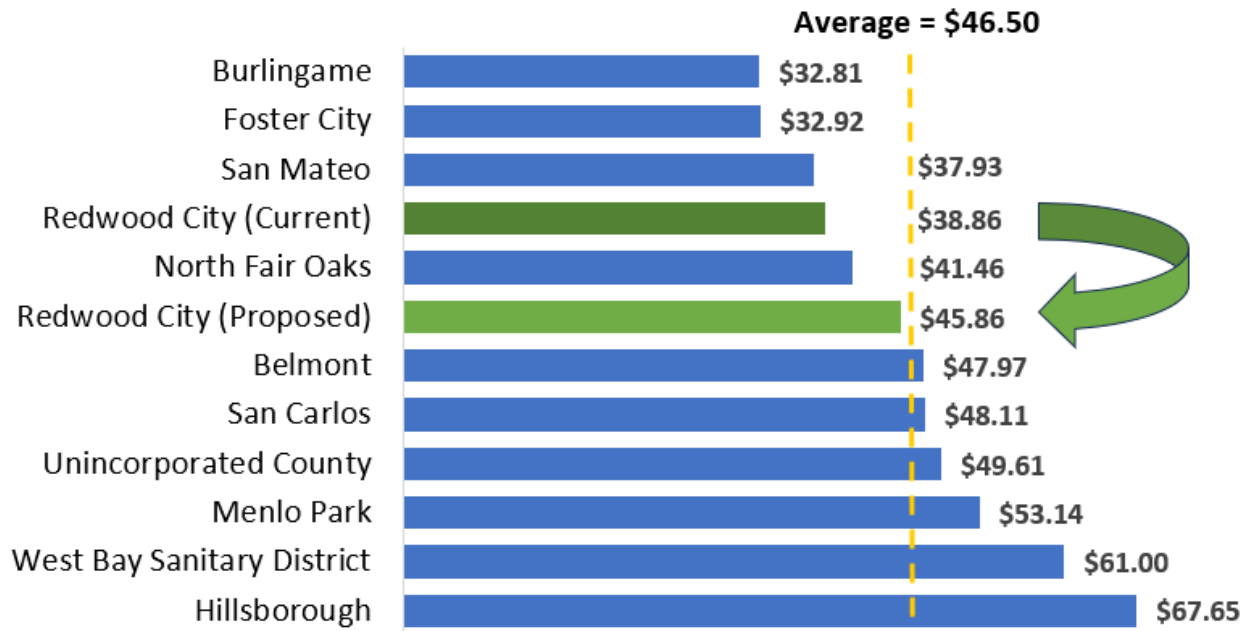


Figure 5 – 64 Gallon Cart Rates (current and proposed)

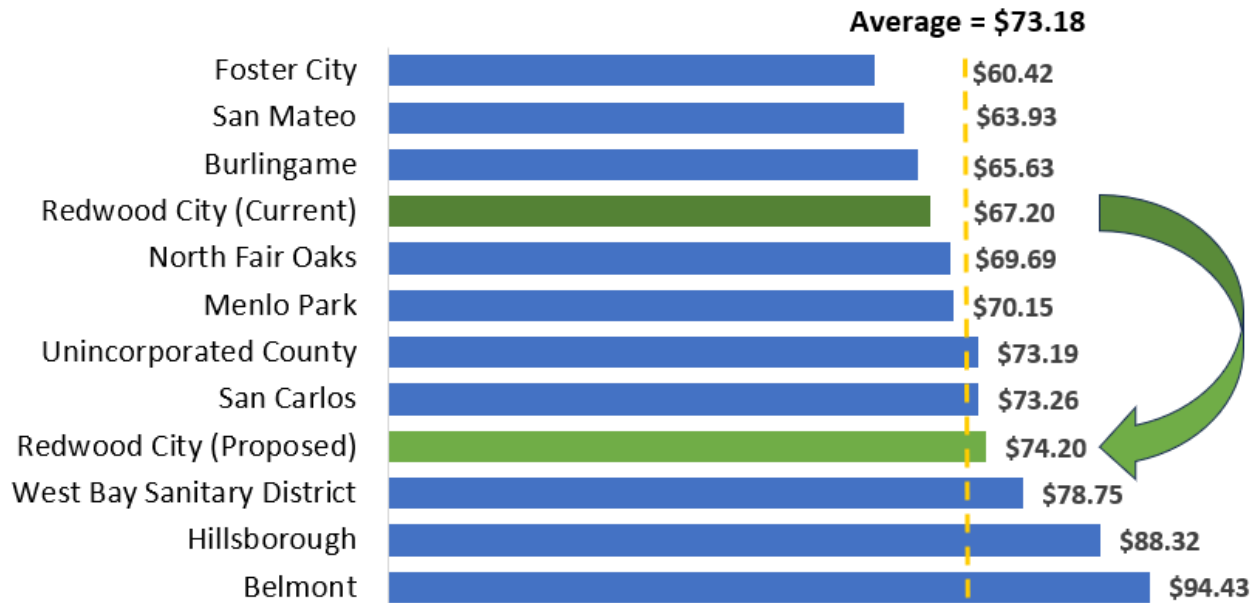
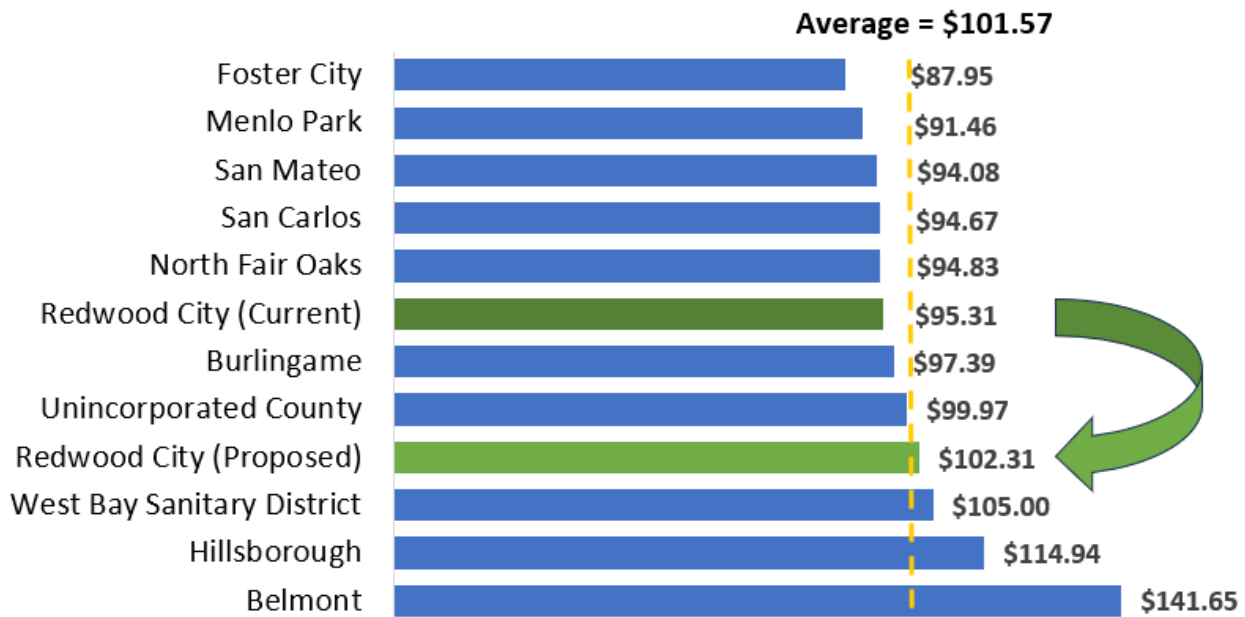


Figure 6 – 96 Gallon Cart Rates (current and proposed)



Future Considerations

Although use of the one-time funds (SBWMA Rate Stabilization Reserve and City/Recology balancing account) and the “cap carry forward” provision helps to lower the required rate increases necessary to meet the revenue requirement for 2024, their usage does come with one major caveat. All of the aforementioned one-time funds or deferral must be accounted for in the following year. In the case of the “cap carry forward”, in 2025, the City would be responsible for paying for the \$348,006 deferred from 2024 along with those same costs from 2025. In the case of the SBWMA Rate Stabilization Reserve and the City/Recology balancing account one time funds, rates in 2025 would need to be increased to permanently meet the higher revenue requirements that were bought down for one year in 2024. Accordingly, the City anticipates a solid waste rate increase in 2025.

Financial Assistance

To help assist customers who may be overly burdened by rate increases, the City expanded upon the previous Water and Sewer Rate Assistance Program (WSRAP) at the October 3, 2022 Council Meeting (see [consent agenda item 6.A.](#) “Expand current utility rate assistance program to include solid waste customers beginning January 1, 2023, with credits funded using \$20,000 in one-time funds allocated in the FY 2022-23 Adopted Budget, and funded using late payment penalties beginning in FY 2023-24”). The expanded program, renamed the Utilities Rate Assistance Program (URAP), includes a monthly credit (based on cart size) for solid waste charges in addition to the previously offered credits for water and sewer charges.

At the January 22, 2024 Council Meeting, the Council approved a \$5.00 per month increase in the benefit amount for eligible solid waste customers (see [consent agenda item 6.J.](#) “Increase in benefit amounts for the Utility Rate Assistance Program to assist low-income customers with planned and adopted increases

8.A. - Page 7 of 21

to water, solid waste, and sewer utility rates in 2024”). Figure 7 shows the new benefit amount for solid waste customers effective March 1, 2024 (coincides with proposed rate increase).

Figure 7 – Current and New Solid Waste Credit for URAP participants

| Cart Size (in gallons) | Current Credit (monthly) | New Credit (monthly)* |
|------------------------|--------------------------|-----------------------|
| 20 | \$5.00 | \$10.00 |
| 32 | \$7.00 | \$12.00 |
| 64 | \$9.00 | \$14.00 |
| 96 | \$11.00 | \$16.00 |

* New credit amount goes into effect concurrently with new 2024 solid waste rates

Outreach

In consideration of the proposed solid waste rate increases, staff initiated the following public notification activities:

- Presented proposed rates at the November 17, 2023 Utilities Sub-Committee meeting.
- Mailed notices pursuant to Article XIII D Section 6 of the California Constitution (Proposition 218) with information about the proposed rate increase and the public hearing.
- Posted solid waste rate information on the City’s website and via social media.
- Published a public hearing notice in the *San Mateo Daily Journal*.
- Conducted outreach at various community events, including:
 - Neighborhood association outreach on the proposed rates
 - Virtual presentation on the proposed rates
 - Tabling at local market on the proposed rates

As of February 22, 2024, the City has received 68 letters protesting the proposed solid waste rate increases.

EQUITY IMPACT STATEMENT

Equity and/or inclusion was considered in development or implementation of item through the following:

Staff conducted an equity analysis by applying a geographic equity index to see if underserved areas (areas experiencing inequities right now) are more or less impacted by this intervention. As a proxy for solid waste customers, staff reviewed the current geographic locations of service addresses belonging to accepted applicants of the City’s URAP. Based on this data, it appears that every neighborhood within the City has customers who qualify for rate assistance. Staff does not believe this will disparately impact any underserved areas as URAP will be available to all customers who meet eligibility criteria.

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To mitigate the cost burden of rate increases on low-income residents, staff recommended and received approval to increase benefits available under URAP at the January 22, 2024 City Council meeting. See “Financial Assistance” section for additional details.

FISCAL IMPACT

In accordance with the City’s Franchise Agreement with Recology, the City does not pay for solid waste and recyclable material collection services from the General Fund. Rate payers pay for the cost of these services, and this practice is consistent for all SBWMA member agencies.

Health and Safety Code section 5471 authorizes the City to adopt a resolution approving fees, rates, or charges for services or facilities in connection with a solid waste system. Section 5471 requires the resolution to be approved by two-thirds vote of the members of the legislative body.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) Guidelines section 15378(b)(4) because the City is setting maximum rates for solid waste collection to be charged to fund on-going solid waste collection services by Recology San Mateo County, and as such, the action involves a funding mechanism or fiscal activity within the meaning of the CEQA Guidelines.

PUBLIC NOTICE

Public notification was achieved by publishing the Notice of Public Hearing in the *San Mateo Daily Journal* on February 7 and February 21, 2024.

ALTERNATIVES

Pursuant to Proposition 218, the City will receive protests from current property owners and rate-paying customers on record. If protests are received from a majority of record owners or rate-paying customers, then the City will not adopt the increased rates. One written protest per parcel is counted in calculating a majority protest. The City Council can reject or revise the recommended rate increases even if a majority protest is not received. The City Council may elect to not approve the proposed increase or direct staff to delay the proposed increase and follow an alternative rate implementation schedule.

ATTACHMENTS

Attachment A – Resolution approving 2024 solid waste collection rates

Attachment B – Public notice on proposed solid waste collection rate increases

REPORT PREPARED BY:

Adrian Lee, Public Works Superintendent
alee@redwoodcity.org
(650) 780-7468

APPROVED BY:

Terence Kyaw, Public Works Director
Melissa Stevenson Diaz, City Manager

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD
CITY APPROVING 2024 SOLID WASTE COLLECTION RATES**

WHEREAS, pursuant to the provisions of Section 14.31 of the Municipal Code of the City of Redwood City, schedules of charges for solid waste collection shall be established by resolution of this Council; and

WHEREAS, notices were sent pursuant to Government Code Section 53755, a hearing was held in accordance with the requirements of Article XIII D, Section 6 of the California Constitution (Proposition 218), no majority protest exists, and the proposed rate increase complies with the limitations for use in Article XIII D, Section 6(b); and

WHEREAS, by adopting this resolution, the City does not intend to impose any rates, fees, or charges on solid waste customers pursuant to Articles XIII C or D of the California Constitution. However, to the extent that the adoption of this resolution results in the City's imposition of any fees, rates, or charges for services or facilities in connection with a solid waste system, those solid waste charges, including any charges retained by the City, are adopted pursuant to California Health and Safety Code section 5471.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

1. This resolution has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines. The resolution is not a project pursuant to CEQA Guidelines section 15378(b)(4) because the City is setting maximum rates for solid waste collection to be charged to fund on-going solid waste collection services by Recology San Mateo County, and as such, the action involves a funding mechanism or fiscal activity within the meaning of the CEQA Guidelines.

2. The schedule of charges for solid waste collection services in the City of Redwood City is hereby approved as set forth in Exhibit A, attached hereto and incorporated herein.

3. This resolution shall be effective March 1, 2024.

EXHIBIT A

**TO RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY
APPROVING SOLID WASTE COLLECTION RATES**

Rates Effective March 1, 2024.

I. Regular Service

| Residential Monthly Rates | |
|---|----------------------|
| Capacity | Rate Per Cart |
| 20 gallons | \$30.87 |
| 32 gallons | \$45.86 |
| 64 gallons | \$74.20 |
| 96 gallons | \$102.31 |
| <i>Residential customers are billed every other month. Residential rates shown above reflect monthly charges.</i> | |
| Commercial Monthly Rates | |
| Subscription Level (Yards Per Week) | Rate Per Yard |
| 1 - 10 | \$150.06 |
| 11 - 20 | \$154.55 |
| 21 - 30 | \$159.19 |
| 31 - 50 | \$163.99 |
| 51+ | \$168.89 |
| Commercial Compactor Rate | |
| Compactor Rate Per Yard Per Pick-up (includes recycling charge) | \$67.91 |

II. Unscheduled Service

Sections referenced below are in the Third Amended and Restated Joint Exercise of Powers Agreement among members of the South Bayside Waste Management Authority.

| Service | Reference | Cost | Description |
|---|-------------------------------------|---|--|
| Single-Family Dwelling Backyard Collection Service | Section 5.02.A | See Charges in the table below | See Charges in the table below |
| Long Distance Service for MFD, Mixed Use, and Commercial Accounts (Note: only applicable to Containers with wheels) | Sections 5.02.B, 5.02.C; and 8.02.B | <p>A – 10% of base monthly Rate of the Collection Rate for each Container requiring Long Distance Service</p> <p>B – 25% of base monthly Rate of the Collection Rate for each Container requiring Long Distance Service</p> | <p>A – Distance greater than 50 feet and less than or equal to 100 feet</p> <p>B – Distance greater than 100 feet</p> <p>Distance shall be measured from the face of the curb, or from the edge of the roadway nearest the closest edge of the Container, if there is no curb.</p> |
| Container Relocation Service | Sections 5.02B and 8.02B | <p>A – 12% of base monthly Rate of the Collection Rate for each Container requiring Container Relocation Service</p> <p>B – 27% of base monthly Rate of the Collection Rate for each Container requiring Container Relocation Service</p> | <p>A – Distance greater than 50 feet and less than or equal to 100 feet</p> <p>B – Distance greater than 100 feet</p> <p>Distance shall be measured from the face of the curb, or from the edge of the roadway nearest the closest edge of the Container, if there is no curb.</p> |

| Service | Reference | Cost | Description |
|--|---|---|--|
| On-Call Pick-up for SFD, MFD, Mixed Use, and Commercial Customers | Sections 5.02.A, 5.02.B, and 5.02.C | 25% of the base monthly Rate for the size of Container Collected once per week | Per Collection event per Container for Collection requested by Customer |
| Return Trip (SFD, MFD, Mixed Use, or Commercial) | Sections 5.02.A, B, C; 5.03.A, B, C; 5.04.A, B, C | \$20.14 for SFD \$20.14 for Commercial, Mixed Use, and MFD | Per Collection event (i.e., request to return and provide Collection service after the Customer failed to properly set out their Container(s) for regularly scheduled Collection) |
| Additional Targeted Recyclable Materials or Organic Materials Cart Service for SFD | Sections 5.03.A and 5.04.A | \$4.03 per Recycling Cart \$4.03 per Organic Materials Cart | Per Cart per month (any Cart size). Six month minimum charge required. Includes one-time Cart delivery upon start of service and removal of Cart when service is discontinued by Customer. |
| Additional On-Call Bulky Item Collection | Sections 5.05, 5.06 | \$109.47 | Per Bulky Item Collection event (in addition to the events provided at no charge to Customer pursuant to Section 5.12) |
| Collect Contaminated Targeted Recyclable Materials or Organic Materials Container | Section 6.03.A and 8.02.F | 25% of the base monthly Solid Waste Rate for the size of Container Collected once per week plus Return Trip Fee if applicable | Per Collection event for Container with Contamination Level greater than the maximum level pursuant to Table 1 in Section 6.02.B |

| Service | Reference | Cost | Description |
|---|----------------|--|---|
| Lock Service (Key Service) | Section 8.02.B | A – \$11.41 per usage B – \$12.75 per usage | Monthly cost: A – Residential Customers B – Commercial Customers |
| Lock Purchase | Section 8.02.B | \$22.81 per lock | Per lock |
| Overage Service | Section 8.02.G | 100% of the base monthly Solid Waste Collection Rate | Per Collection event (after the first two events) |
| Overage Bags Cost | Section 8.02.G | 50% of the base monthly Solid Waste Collection Rate or \$10.73 minimum | Per bag |
| Container Cleaning Service | Section 8.05.D | A – \$67.12 B – \$114.09 | A – per Cart B – per Bin or Drop-Box Charge only applies to cleaning or Container exchange in addition to the service to be provided at no charge to the Customer pursuant to Section 8.05.D |
| Dirty Cart Replacement (Exchange) Service | Section 8.05.D | A – \$87.24 B – \$100.67 C – \$114.09 | A – per 32 gallon Cart B – per 64 gallon Cart C – per 96 gallon Cart Charge only applies to cleaning or Container exchange in addition to the service to be provided at no charge to the Customer pursuant to Section 8.05.D |

| Backyard Collection Service Charge for Single-Family Dwellings* (Section 5.02.A) | | | | |
|---|---|---|---|--|
| Distance from Curb** | Backyard Charge for Customers with One (1) Solid Waste Cart | Backyard Charge for Customers with Two (2) Solid Waste Carts | Backyard Charge for Customers with Three (3) Solid Waste Carts | Backyard Charge for Customers with Four (4) Solid Waste Carts |
| Distance <= 50 feet | \$24.16 | \$38.55 | \$77.10 | \$115.65 |
| 50 < Distance <= 100 feet | \$28.18 | \$42.58 | \$81.13 | \$119.68 |
| 100 < Distance <= 150 feet | \$32.21 | \$46.61 | \$85.16 | \$123.71 |
| 150 < Distance <= 200 feet | \$36.24 | \$50.63 | \$89.19 | \$127.73 |
| 200 < Distance <= 250 feet | \$40.27 | \$54.66 | \$93.20 | \$131.76 |
| 250 < Distance <= 300 feet | \$44.29 | \$58.68 | \$97.24 | \$135.78 |
| 300 < Distance <= 350 feet | \$48.32 | \$62.71 | \$101.26 | \$139.81 |
| Each additional 50 foot increment over 350 feet | Amount equals the difference between the Charge for 250 to 300 feet and 300 to 350 feet | | | |

* Backyard Collection Service Charges are charges added to the base monthly Rate for Single-Family Collection service and cover the provision of Backyard Collection Service for all of Customer’s Solid Waste, Recyclable Materials, and Organic Materials Carts.

** Distance shall be measured from the face of the curb, or from the edge of the roadway nearest the closest edge of the Cart, if there is no curb.

Para ver este comunicado en español, visite nuestra página web <http://www.redwoodcity.org/departments/public-works/solid-waste> o llame al 650-780-7464.



Notice of Public Hearing on Proposed Solid Waste Rate Increases

Date: Monday, February 26, 2024 at 6:00 p.m.

In Person:
City Council Chambers
1017 Middlefield Road
Redwood City, California 94063

Via Video Conference (To Observe the Meeting only)
<https://redwoodcity.zoom.us/j/99481825639>
Meeting ID: 994 8182 5639
Dial-in: *67 +1 (669) 900-6833

On Monday, February 26, 2024, at 6:00 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Redwood City will hold a public hearing to consider a \$7.00 increase for residential regular solid waste collection rates for (1) 20-gallon bins; (2) 32-gallon bins; (3) 64-gallon bins; and (4) 96-gallon bins, and a 5.465% increase for unscheduled solid waste services. If approved, these increases will be effective on March 1, 2024. Members of the public may participate in the public hearing by following the instructions on the agenda, published at least 72 hours in advance, here: <https://www.redwoodcity.org/city-hall/city-council/city-council-meetings-agendas-and-minutes>. The purpose of this notice is to describe the proposed rate increases and to notify you of the public hearing.

THE PROPOSAL

The City Council will consider the following proposed solid waste rate increases at the City Council meeting on February 26, 2024:

- \$7.00 increase for regular, scheduled, basic collection of residential solid waste and recyclable materials for
 - 20-gallon bins,
 - 32-gallon bins,
 - 64-gallon bins
 - 96-gallon bins, and
- 5.465% increase for unscheduled solid waste services.

The proposed solid waste rates are calculated to recover the cost of providing solid waste services to each commercial and residential customer class. These services are provided by Recology San Mateo County under contract with the City. The proposed rate increases are designed to ensure that the revenue collected from the solid waste rates is sufficient to cover Recology's full costs of providing solid waste services. The South Bayside Waste Management Authority is a joint powers authority formed by eleven local government jurisdictions, which, among other duties, provides strategic oversight and thoroughly reviews Recology's revenue requests to ensure that the prescribed process as delineated in the franchise agreement is being followed and that proposed rates do not exceed Recology's approved costs of service.

REGULAR SERVICE

The proposed increases are necessary to proportionately allocate increased collection costs, including, but not limited to disposal and processing fees, labor costs, fuel and power costs, and other associated operating and maintenance costs, to

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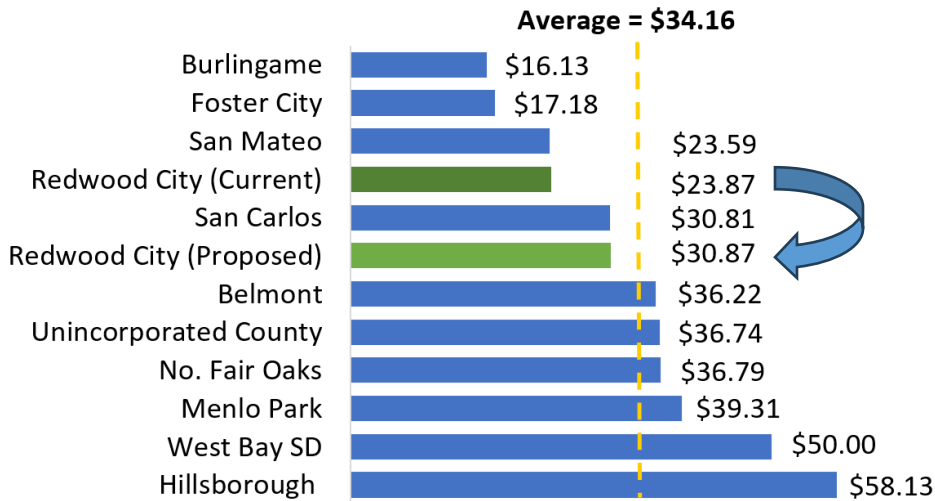
the rates paid by each customer class. For residential customers with 20-gallon, 32-gallon, 64-gallon, or 96-gallon carts, the increase amounts to seven dollars more per month.

| Current & Proposed Regular Solid Waste Rates | | |
|---|-------------------------|--|
| Residential Monthly Rates | | |
| Capacity | Current Rate (Per Cart) | Proposed Rate (Per Cart) Effective on 3/1/2024 |
| 20-gallon | \$23.87 | \$30.87 |
| 32-gallon | \$38.86 | \$45.86 |
| 64-gallon | \$67.20 | \$74.20 |
| 96-gallon | \$95.31 | \$102.31 |
| <i>Residential customers are billed every other month. Residential rates shown above reflect monthly charges.</i> | | |

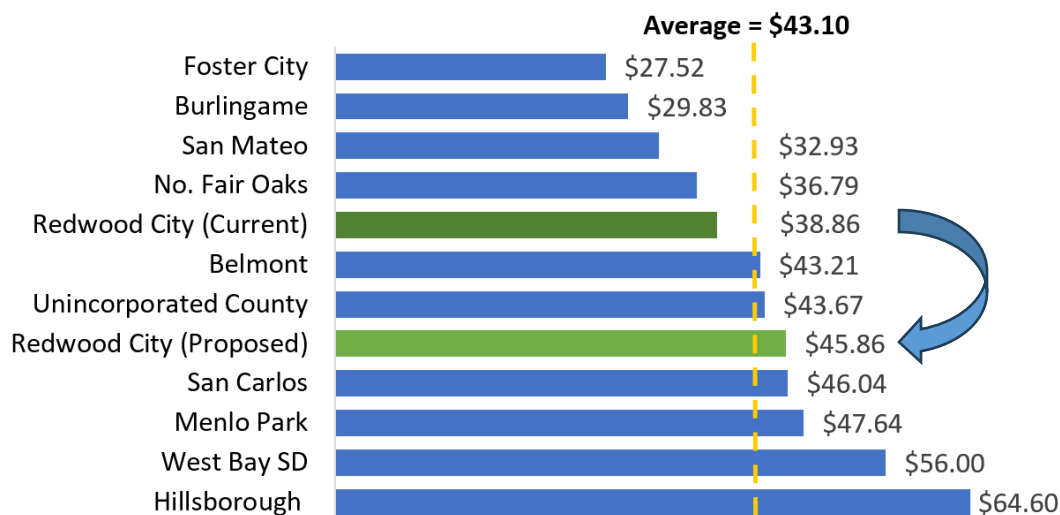
Figure 1: Comparison of Residential Solid Waste Rates for Surrounding Agencies' Current 2023 Rates and Redwood City's Current and Proposed 2024 Rates

Based on 20-Gallon, 32-Gallon, 64-Gallon, and 96-Gallon Carts for Redwood City

20 Gallon

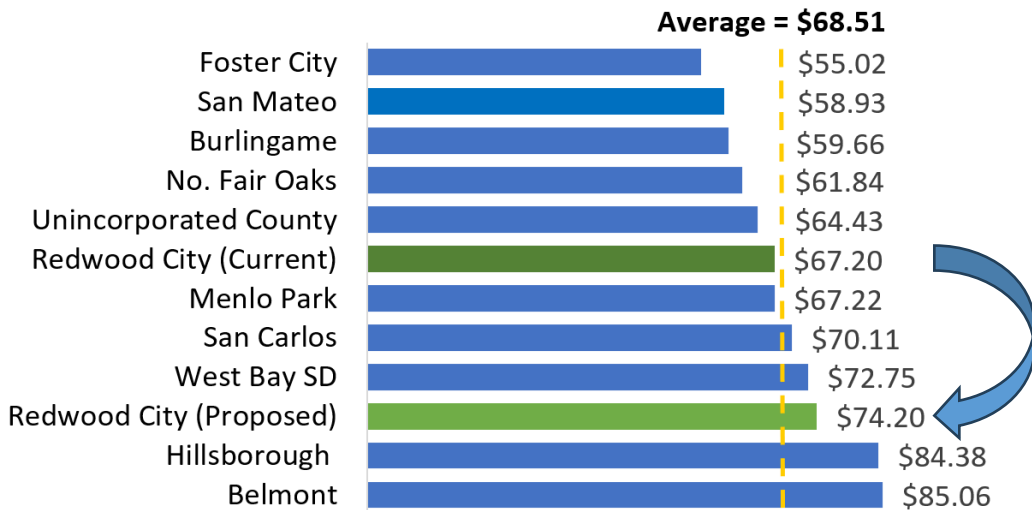


32 Gallon

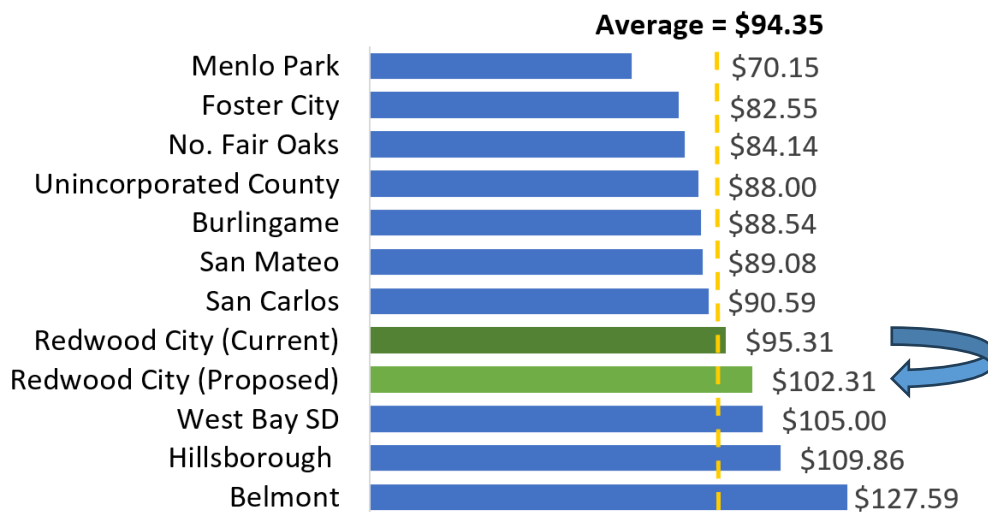


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60-65 Gallon



96 Gallon



UNSCHEDULED SERVICES

Unscheduled Services include miscellaneous services that are above and beyond routine garbage collection, such as backyard collection, key service, or additional carts. The proposed 5.465% increase in the rates for unscheduled solid waste services is based on the one-year change in the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index, U.S. city average for all urban consumers. The proposed unscheduled services rates are calculated to recover Recology’s increased collection costs associated with providing unscheduled solid waste services.

RESIDENTIAL (PROPOSED FOR UNSCHEDULED SERVICES RATES)

The services offered and the proposed rates are listed below.

- Container Relocation Service:
 - Distance between greater than 50 feet and less than or equal to 100 feet – 12% of base monthly rate of the collection rate for each container requiring relocation service.
 - Distance greater than 100 feet – 27% of base monthly rate of the collection rate for each container requiring relocation service.
- On-Call Pick-up – 25% of the monthly rate for the size of container collected once per week.
- Return Trip Cost \$20.14 (per collection event) for collection service provided after the regularly scheduled collection day.
- Additional Targeted Recyclable Materials or Organic Materials Cart – \$4.03 per cart per month (six month minimum charge required).

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- Additional On-Call Bulky Item Collection – \$109.47 for each collection after the first two per year.
- Fee to Collect Contaminated Targeted Recyclable Materials or Organic Materials Container – 25% of the base monthly rate for the size of the container collected once per week plus Return Trip Fee if applicable.
- Lock Service (Key Service) – \$11.41 (per usage), Lock Purchase \$22.81 (per lock).
- Overage Service – 100% of the base monthly rate per collection event (after first two events)
- Overage Bag Cost – 50% of the base monthly rate or a minimum of \$10.73 (whichever is greater) – per bag.
- Container Cleaning Service – \$67.12 per cart, \$114.09 per Bin or Drop Box.
- Dirty Cart Replacement (Exchange) Service – \$87.24 per 32-gallon cart, \$100.67 per 64-gallon cart, \$114.09 per 96-gallon cart.

| Backyard Collection Service Distance Fee for Single-Family Dwellings | | | | |
|---|---|------------------------------------|------------------------------------|------------------------------------|
| Proposed Rate Effective on 3/1/2024 | | | | |
| Distance from Curbside | One (1) Solid Waste Cart | Two (2) Solid Waste Carts | Three (3) Solid Waste Carts | Four (4) Solid Waste Carts |
| | Base monthly Solid Waste Rate plus | Base monthly Solid Waste Rate plus | Base monthly Solid Waste Rate plus | Base monthly Solid Waste Rate plus |
| 0 – 50 feet | \$24.16 | \$38.55 | \$77.10 | \$115.65 |
| 51-100 feet | \$28.18 | \$42.58 | \$81.13 | \$119.68 |
| 101-150 feet | \$32.21 | \$46.61 | \$85.16 | \$123.71 |
| 151 – 200 feet | \$36.24 | \$50.63 | \$89.19 | \$127.73 |
| 201 – 250 feet | \$40.27 | \$54.66 | \$93.20 | \$131.76 |
| 251 – 300 feet | \$44.29 | \$58.68 | \$97.24 | \$135.78 |
| 301 – 350 feet | \$48.32 | \$62.71 | \$101.26 | \$139.81 |
| Each additional 50 ft. increment over 350 ft. | Amount equals the difference between charge for 251 – 300 feet and 301 – 350 feet | | | |

COMMERCIAL AND MULTI-FAMILY RESIDENTIAL (PROPOSED UNSCHEDULED SERVICES RATES)

The services offered and the proposed rates are listed below.

- Long Distance Service Charges for MFD, Mixed Use, and Commercial accounts:
 - For containers located distance between greater than 50 feet and less than or equal to 100 feet from access point for contractor’s collection vehicle – 10% of the monthly base rate.
 - For containers located distance greater than 100 feet from access point for contractor’s collection vehicle – 25% of the monthly base rate.
- Container Relocation Service:
 - Distance between greater than 50 feet and less than or equal to 100 feet – 12% of base monthly rate of the collection rate for each container requiring relocation service.
 - Distance greater than 100 feet – 27% of base monthly rate of the collection rate for each container requiring relocation service.
- On-Call Pick-up for MFD, Mixed Use, and Commercial accounts – 25% of the monthly rate for the size of container collected once per week.
- Return Trip Cost for MFD, Mixed Use, or Commercial accounts – \$20.14 (per collection event) for collection service provided after the regularly scheduled collection day.

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- Additional Targeted Recyclable Materials or Organic Materials Cart – \$4.03 per cart per month (six month minimum charge required).
- Fee to Collect Contaminated Targeted Recyclable Materials or Organic Materials Container – 25% of the base monthly rate for the size of the container collected once per week plus Return Trip Fee if applicable.
- Additional On-Call Bulky Item Collection – \$109.47 for each collection after the first two per year.
- Lock Service (Key Service) – \$12.75 (per usage), Lock Purchase \$22.81 (per lock).
- Overage Service – 100% of the base monthly rate per collection event (after first two events)
- Overage Bag Cost - 50% of the base monthly rate or a minimum of \$10.73 (whichever is greater) – per bag.
- Container Cleaning Service – \$67.12 per cart, \$114.09 per Bin or Drop Box.
- Dirty Cart Replacement (Exchange) Service – \$87.24 per 32-gallon cart, \$100.67 per 64-gallon cart, \$114.09 per 96-gallon cart

PUBLIC HEARING ON PROPOSED RATES

At the February 26, 2024 public hearing, the City Council will consider oral and written testimony, as well as written protests by property owners and customers of record against the proposed solid waste service rate increases. If, prior to the close of the public input portion of the public hearing, written protests are presented by a majority of parcels that receive solid waste services, the City Council will not increase the rates from their existing level. While in-person oral and written testimony will be considered, only written protests will be counted toward the majority protest threshold, and only one written protest per parcel will be counted in calculating a majority protest.

If you would like additional information on the proposed rates, please visit Public Works Services at 1400 Broadway Street, Redwood City, CA 94063, call 650-780-7464, or email alee@redwoodcity.org. Any person interested, including all solid waste and recycling collection customers of the City of Redwood City, may appear at the public hearing and be heard on any matter related to the proposed increase in rates.

If you wish to file a written protest, please submit a letter addressed to Solid Waste Rates, City Clerk, City of Redwood City, 1017 Middlefield Road, Redwood City, CA 94063 or email council@redwoodcity.org. Your written protest must: (i) Include a statement that it is a protest against the proposed change in rates; (ii) Provide the name of the record owner or customer of record; (iii) Identify the affected parcel by assessor's parcel number or service address; and (iv) Include the signature of the record owner or customer of record with respect to the identified parcel. Protests will not be counted if any of the required elements (i through iv) are omitted. Written protests must be received by the City Clerk at City Hall by 4:00 p.m. on Monday, February 26, 2024 if delivered by U.S. Mail or email. Written protests may also be hand delivered up until the close of the public input portion of the February 26, 2024 public hearing on the matter.

Para ver este comunicado en español, visite nuestra página web <http://www.redwoodcity.org/departments/public-works/solid-waste> o llame al 650-780-7464.

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City of Redwood City
Public Works Services Department
1400 Broadway
Redwood City, CA 94063





STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 26, 2024

SUBJECT

Aggregate Fee Burden Analysis for impact fees and certain development fees and policy recommendations regarding impact fees

RECOMMENDATION

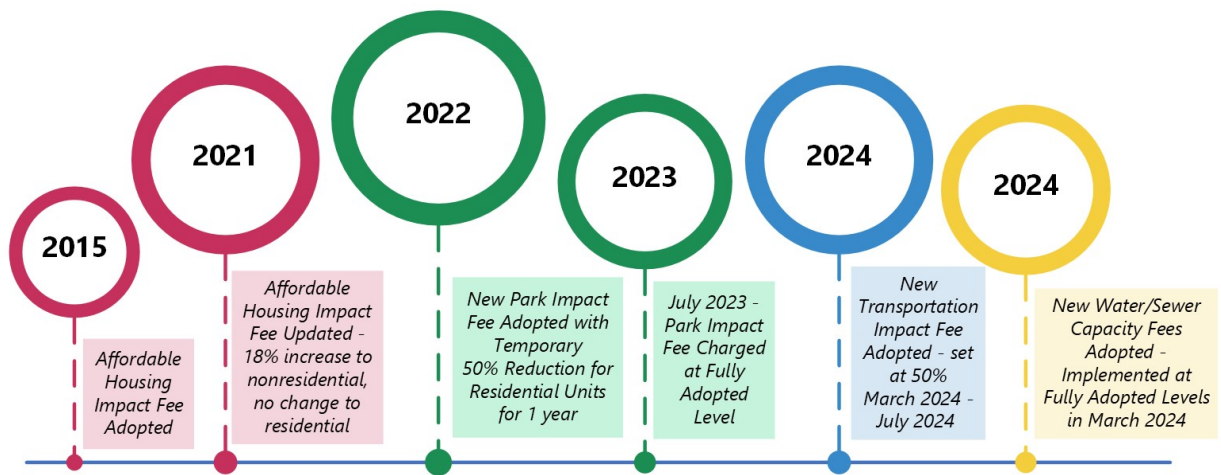
1. Receive presentation on Aggregate Fee Burden Analysis comprising of impact fees and certain development fees; and
2. Provide policy direction regarding any impact fee reductions and direct staff to return with an implementing resolution.

STRATEGIC PLAN GUIDING PRINCIPLE

- Economic Vitality
- Excellence in Government Operations
- Healthy Community for All Ages
- Housing
- Sustainability
- Transportation

BACKGROUND

Over the past few years, the City has updated fees to align fee programs with increasing costs and changing infrastructure needs and ensure new development pays fair share costs associated with development impacts.



As the City considers resources needed to pay for City services and infrastructure, the City is evaluating and updating several types of revenue. Multiple revenue sources are used to fund the City’s operational and capital expenses:

- *General City operations* such as public safety; parks, recreation, and community services; community development and library services are funded through the General Fund. The General Fund is primarily funded by taxes with property and sales taxes comprising 57.8% of all General Fund revenue.
- *Current and future operation and infrastructure needs for City utilities* are funded by service charges paid by those using utilities (ratepayers) and by fees paid by new development (capacity fees).
- *Infrastructure needed to serve new growth* is funded by fees paid by new development (impact fees).
- *Services that benefit individuals or groups rather than the community as a whole* are typically funded almost entirely by user fees¹. The City recently updated user fees to meet cost recovery goals, with updated fees [introduced October 9, 2023](#).

Each form of revenue has specific legal requirements that need to be met. With the exception of the General Fund revenues, there are many restrictions on how fees and ratepayer revenue can be used. For example, the City cannot use revenue from water rates to pay for general City services like police.

Additionally, the City Council has expressed interest in understanding the City’s development-related fees compared to local jurisdictions. In fall 2023, the City contracted with consultant Economic and Planning Systems (EPS) to complete a fee burden analysis for the City’s fees that impact development. The study was undertaken to give a more holistic view of the City’s impact fees so that the City Council may consider the cumulative impact of development fees.

¹ For purposes of this report, “user fees” refers to fees paid for the City’s costs of processing building and planning permits.

Affordable Housing Impact Fee

The City’s [Affordable Housing Ordinance](#) applies to both residential and nonresidential developments. In 2015, the City of Redwood City (“City”) adopted an affordable housing impact fee that applied to new residential and nonresidential development. The fees contribute to the construction of new affordable housing, acquisition of land, and/or conversion of existing units to low or very low-income units. In 2018, the City established an affordable housing construction requirement for residential developments (also called “inclusionary” housing). An Affordable Housing Ordinance (Article 29 of the Zoning Code) was created to consolidate the City’s inclusionary housing policies and affordable housing impact fee in one location within the zoning code. On [December 20, 2021](#), the City most recently adopted amendments to the Affordable Housing Impact Fee Resolution. Amendments included an 18% increase on nonresidential affordable housing impact fees and went into effect on February 18, 2022. No increase was made to residential fees at that time.

For nonresidential and smaller residential developments (between 5 and 19 units), the City charges an [affordable housing impact fee](#) in accordance with the 2021 Affordable Housing Impact Fee Resolution.

| Development Type | Fee per Square Feet | Minimum Project Size |
|---|---------------------|---|
| Condos and Apartments | \$20.00 | 5 or More Net New Units for Residential Projects |
| Single Family | \$25.00 | |
| Townhome/Duplex/Triplex Developments | \$25.00 | |
| Office, Medical Office, and Research and Development Uses | \$23.62 | More than 5,000 square feet of Net New Construction for Commercial Projects |
| Hotel | \$5.91 | |
| Retail, Restaurants and Services | \$5.91 | |

Residential developments, with 20 units or more, are required to construct affordable housing units onsite.

| Development Type | Affordability Requirement |
|-----------------------------|---|
| Rental projects | 20% of rental units must be affordable, of which 10% must be set aside for moderate-income households, 5% for low-income households and 5% for very low-income households |
| For sale/ownership projects | 15% of units must be set aside for moderate-income households |

More information on this fee can be found on the website [here](#).

Parks Impact Fee

On [May 23, 2022](#), the Parks, Recreation and Community Services Department presented the [Park Impact Fee Nexus Study](#) and an updated Benchmark Study to the City Council. The City Council adopted fees with

a temporary reduction for residential units for 1 year from July 2022 to July 2023. Starting in July 2023, parks impact fees are being charged at full fee levels.

| Land Use | Basis | Fee |
|--------------------------|-----------------|---|
| Single Family Home | Per unit | \$47,414.00 |
| Multi Family Development | Per unit | \$40,710.80 |
| Bedroom Addition | Per room | \$18,323.56 |
| ADU | Formula | (Proposed ADU Size / Existing or Proposed Home Size) x SFH (non-subdivision) rate |
| Office Space | Per square foot | \$7.86 |
| Commercial Space | Per square foot | \$5.40 |
| Industrial Space | Per square foot | \$2.54 |
| Hotels | Per room | \$3,325.76 |

There are credits/discounts available for these fees and are as follows:

- Affordable housing projects receive the following discounts-
 - Moderate Affordable Level Housing projects receive a 50% reduction in fees.
 - Low, Very Low and Extremely Low Affordable Housing projects do not pay any Park Impact Fees
- Existing uses of the property are credited back at the same values for the type of use that existed prior to redeveloping the property.

More information on this fee and the process to adopt it can be found on the Park’s website [here](#).

User Fees

Redwood City recently adopted a new user fee study and updated user fees on October 9, 2023. The staff report for that action can be found [here](#).

Transportation Impact Fee and Water/Sewer Fees

On [January 8, 2024](#), City Council held a Public Hearing to adopt the Nexus Study, and impact fee project list for Transportation Impact Fees (TIF) and to introduce ordinances updating the City’s TIF, water capacity and connection fees, wastewater collection capacity fee, and water and wastewater user and penalty fees and related amendments. A second reading was completed on [January 22, 2024](#) to finalize the adoption of the TIF and water and sewer fees. Fees will go into effect on March 22, 2024. Water and Sewer Fees will go into effect at their maximum adopted amount on that date as laid out in the [ordinance](#). The TIF will be phased in at 50% from March 22, 2024 through July 22, 2024. After July 22, 2024, without further action by Council, the TIF will increase to the maximum adopted fee as listed in the [ordinance](#).

The TIF Nexus Study analyzed the specific transportation impacts of downtown residential development in accordance with Government Code section 66005.1, and determined that downtown residential development had 38% less impacts as compared to residential development outside of downtown. Therefore, the adopted TIF includes a 38% discount for residential development in downtown. The TIF

table of existing and adopted fees are shown below. Water and Sewer Fees may be found in [the fee study document](#) and the [ordinance](#) listed above.

Transportation Fees Existing and Adopted

| Land Use | Basis | Existing Fees | Effective 3/22/2024 | Effective 7/7/2024 |
|--------------------------|--------------------------|---------------|---------------------|--------------------|
| Residential (4) | | | | |
| Single Family | Per Unit | \$1,617 | \$1.61 | \$3.22 |
| Single Family (Downtown) | Per Unit | | \$1.00 | \$2.00 |
| Multifamily | Per Unit | \$992 | \$1.15 | \$2.31 |
| Multifamily (Downtown) | Per Unit | | \$0.71 | \$1.43 |
| Non-Residential | | | | |
| Office/ R&D | Per Gross Building SF | \$2.38 | \$3.29 | \$6.58 |
| Medical/ Dental Office | Per Gross Building SF | \$5.54 | \$10.89 | \$21.78 |
| Industrial | Per Gross Building SF | \$1.55 | \$1.48 | \$2.96 |
| General Retail | Per Leasable Building SF | \$3.94 | \$2.25 | \$4.50 |
| High Intensity Retail | Per Leasable Building SF | \$27.08 | \$28.39 | \$56.79 |
| Entertainment Venue | Per Gross Building SF | na | \$23.71 | \$47.43 |
| Religious Facility | Per Gross Building SF | \$2.38 | \$1.48 | \$2.96 |
| Hotel/ Lodging | Per Room | \$945 | \$2,427 | \$4,853 |
| School | Per Student | \$272 | \$589 | \$1,178 |
| Service Station | Per Fueling Station | \$12,878 | \$20,896 | \$41,792 |

**Note: Effective 3/22/2024, new Residential fees are now dollar per square foot instead of per unit.*

ANALYSIS

Fee Burden Analysis Results

The City Council directed staff to develop a fee burden analysis at the October 9, 2023 City Council meeting where the User Fee Study was adopted and again at the January 9, 2024 when the new TIF and Water/Sewer Capacity Fees were adopted. Staff worked with EPS to complete an aggregate fee burden analysis to help guide policy decisions around the City’s impact fee program. This fee burden analysis includes user fees in addition to impact fees to give a more comprehensive snapshot of the fee burden for development in Redwood City.

- User Fees: User fees finance the portions of activities that provide benefits to identifiable users above and beyond what is normally provided to the public. The costs of activities that benefit only individual users are recovered through User Fees.
- Impact Fees: One-time charges on new development that are set according to “nexus logic”; charges fund capital projects, not maintenance or operations. Cities have options about the types of impact fees charged and the methods of charging the fees.

Comparing impact fees and user fees across cities is very difficult. Every jurisdiction has different priorities and policies that influence how and when they charge impact and user fees. Additionally, jurisdictions

have different justifications for their user fees and may adopt or update fees at different times under different legal contexts. Fees also may vary across jurisdictions due to the size of the jurisdiction and expected growth, planned capital projects, age of their fee program, local priorities, and subsequent local policy-based adjustments.

Redwood City recently adopted user fees on October 9, 2023. The staff report for that action can be found [here](#). In that study, user fees were compared across jurisdictions. The fee burden analysis presented in this report is more detailed in its approach with specific development prototypes and expanded fee types.

Cities included in the comparison are the same cities that were used for the Parks Impact Fee Study and are cities that Redwood City considers peer cities. These cities are:

- Daly City
- Mountain View
- Palo Alto
- San Bruno
- San Mateo
- Sunnyvale

Development prototypes for this study were selected based on City Council and staff direction to represent a wide array of typical scenarios seen in Redwood City and greater Bay Area development. Many assumptions were made on these prototypes in order to identify applicable impact and user fees. The prototypes are listed below. More details on assumptions can be found in Attachment A.

- Residential Prototypes
 - New Single Family Detached Home
 - Bedroom Addition
 - Multifamily 19 Units (100% Affordable and Market Rate)
 - Multifamily 100 Unites (100% Affordable and Market Rate)
- Commercial Prototypes
 - Hotel
 - Childcare
 - Grocery Store
 - Research and Development (R&D)
 - Medical Office

Accessory Dwelling Units (ADUs) were not called out as a prototype for this study because State law restricts fees associated with ADUs and there is much variability between cities.

Additionally, the analysis does not include school district impact fees since those fees have differing boundaries in each city, are not collected by cities, and are not under City control. While these are a part of the full picture of development fees, individual cities do not set school district impact fees and therefore they were not included in this analysis.

Attachment A includes the results of the fee burden analysis in the form of graphs. Full fees were determined for each prototype and then divided by square footage of the prototype to get a per square foot calculation to normalize comparisons across cities and prototypes. EPS will provide a full presentation on the results of the fee burden analysis.

High level takeaways include:

- Redwood City generally falls in the middle of the pack when considering all fees and total fee burden.
- One area where Redwood City fee burden is much *higher* than other cities is for Single Family Bedroom Additions. Most cities do not charge Parks Impact Fees for additions. Redwood City charges Parks Impact Fees for Bedroom Additions, which significantly adds to the fee burden for this type of development.
- One area where Redwood City Fee burden is much *lower* than other cities is for 100% affordable rental buildings, specifically located in Downtown.

Community Outreach

City staff and EPS conducted stakeholder outreach in advance of the TIF and Water and Sewer Fees adoption process in January 2024. On October 16 and 17, 2023, the City shared anticipated updates to impact fees and capacity fees and solicited feedback on the proposed changes. The City reached out to 1,300 contacts who have applied for a planning permit over the past five years, members of the Chamber of Commerce and other Economic Development contacts, and over 200 developers (including affordable housing developers) that City staff work with regularly.

Contacts were selected based on their level of interaction with the City and the anticipated impact these changes would have on their projects. Meetings were held virtually. Representatives from developers and affordable housing organizations were present. Feedback was thoughtful and constructive, generally supportive of the City's process. Developers were wary of increasing fees contributing to increasing construction costs and expressed concerns for feasibility of projects. Affordable Housing representatives were concerned that fees would apply to them, increasing the costs of their projects.

A similar stakeholder outreach process was completed for the fee burden analysis. On February 1, 2023, City staff and EPS held a virtual outreach meeting and invited over 200 developers to get a preview of the study and next steps. There were 20 individuals in attendance. Comment was minimal, but stakeholder feedback on the study was appreciative.

Economic Considerations on Setting Appropriate Fee Levels

When adopting impact or user fees, nexus or fee studies do not typically consider economic factors, however, the City Council can consider economic factors when determining appropriate fee levels. These factors vary city by city based on economic and other policy-based considerations. Some of the economic factors the City Council could consider include:

- Impact fees are investments in necessary infrastructure and contribute to the City's quality of life.
- Impact fees ensure that new development pays its fair share of infrastructure costs.
 - Impact fees revenue cannot be used to fund existing deficiencies or ongoing maintenance or services
 - For water/sewer infrastructure, capacity fees cover development's share of infrastructure costs while ratepayers cover any existing system deficiencies
- Impact fees provide certainty to developers in terms of City infrastructure/capital requirements.
- Impact fees (or in-lieu fees) add to the cost of new construction and can affect development feasibility.
- Moderating or reducing impact fee levels to balance development feasibility may limit the City's ability to build the necessary capital facilities called for in the nexus or fee studies if other replacement funding (e.g., grants for other City funds) are not available.

Fees are not the only one factor that development proponents consider for project feasibility. The cost of construction (materials and labor), interest rates, market demand, and other important factors play into an applicant's decision to move forward with their project.

Policy Recommendations

The City is not obligated to adopt impact fees at their maximum levels. Therefore, the City Council may choose to set impact fees that are below the maximum amounts justified by the nexus studies, should it choose to do so, when supported by the City's existing policies and priorities. However, if the City adopts lower fees, the City will not be collecting the revenues necessary to construct the public facilities needed to serve new development, and as a result, it will likely take the City longer to construct the public facilities that the impact fees are designed to fund because the City will need to assemble necessary funding from other sources. Additionally, delays are likely to increase the cost of the necessary infrastructure.

Staff does not recommend making any adjustments to the newly adopted water and sewer capacity fees. Capacity fees are different from impact fees, even though they are both imposed on development projects. Capacity fee programs ensure that new development pays its fair share of existing and future water and sewer-related facilities. These programs were developed with rate payer contributions in mind. Any reduction in these fees would have an adverse impact on rate payers, so staff does not recommend adjustments at this time. As a result, the only adjustments discussed in this staff report are those on the City's impact fee program.

Staff present the following policy recommendations to adjust certain impact fees to support City priorities and guiding principles including Economic Vitality, Excellence in Government Operations, Healthy Community for All Ages, Housing, Sustainability, and Transportation. Staff also recommend that these recommendations be adopted for a limited duration (three years maximum) and that staff return with periodic evaluations midway through the period and at the end of the period.

| Policy Recommendation | Affected Impact Fee | Strategic Plan Guiding Principle | Analysis | Effective Date | Estimated Annual Revenue Loss |
|--|---------------------|----------------------------------|---|----------------|--|
| No Impact Fees charged on any ADUs | Parks TIF | Housing | <p>Based on State law, ADUs under 750 sq. ft. are exempt from impact fees. This recommendation would extend the exemption to all ADUs regardless of size. Currently, calculation for impact fees requires discounting for the first 750 sq. ft., so application of fee is complicated.</p> <p>In calendar year 2023, only 19 ADUs permitted out of 76 total were greater than 750 sq. ft. This means that impact fees only applied to 20% of ADUs that were permitted with the City. In 2023, about \$100,000 in Parks Impact Fees and \$18,000 in TIF were collected for the construction of ADUs over 750 sq. ft.</p> | July 22, 2024 | <p>TIF: \$20,000 Annually</p> <p>Parks: \$160,000 estimated for 2024; estimated ongoing annual loss of \$100,000 - \$200,000</p> |
| No Impact Fees on Single Family Residential Additions (including bedroom additions) | Parks | Housing | <p>Building additions are already exempt from TIF.</p> <p>This policy would primarily impact the Parks Impact Fee for bedroom additions. Parks Impact Fee is not collected on additions in general but is charged for bedroom additions. In calendar year 2023, 23 bedroom additions were permitted, and about \$250,000 dollars were collected.²</p> | July 22, 2024 | <p>TIF: Nothing</p> <p>Parks: \$250,000 estimated for 2024; estimated ongoing annual loss of \$200,000 - \$300,000</p> |

² It should be noted that applicants may decide to redesign their projects to convert bedrooms to offices, dens, or similar spaces to avoid this impact fee.

| Policy Recommendation | Affected Impact Fee | Strategic Plan Guiding Principle | Analysis | Effective Date | Estimated Annual Revenue Loss |
|---|---|--|---|----------------|---|
| <p>Discount on Quality Transit Oriented Projects expanded Downtown area (AB 2097):</p> <p>38% Discount on Residential</p> <p>25% Discount on Non-Residential Development</p> | TIF | <p>Sustainability</p> <p>Transportation</p> <p>Economic Vitality</p> | <p>This discount would continue the City’s previous policy to discount TIF for Downtown development. This recommendation would expand the Downtown area to encompass State AB2097 policy that eliminates parking minimums for developments that fall within a 1/2-mile radius of quality transit. The only quality transit stop in Redwood City that falls under this definition is the Caltrain station.</p> <p>A 38% discount on Downtown Residential was already accounted for in the TIF Nexus Study adopted in January. This policy recommendation would expand that discount to the AB2097 area.</p> <p>This policy recommendation would extend the previously adopted 25% discount for Downtown (adopted by City Council in 2012) to non-residential projects in the AB2097 area.</p> <p>Attachment B shows a map that demonstrates the AB2097 radius and certain development project that have active applications submitted with the City.</p> | July 22, 2024 | Continues current practice of discount in downtown |
| <p>Impact Fee Discounts on Affordable Housing</p> <p>TIF: 38% discount on</p> | TIF (Park Fee already discounted for | Housing | The Parks Impact Fee Ordinance already includes a discount for affordable housing. Moderate Affordable Level Housing projects receive a 50% reduction in fees. Low, Very Low and Extremely Low Affordable | July 22, 2024 | Continues current practice of discounts on Affordable Housing |

| Policy Recommendation | Affected Impact Fee | Strategic Plan Guiding Principle | Analysis | Effective Date | Estimated Annual Revenue Loss |
|---|--|----------------------------------|--|--|-------------------------------|
| Moderate or Below Outside of AB2097 Radius | affordable housing) | | <p>Housing projects do not pay any Park Impact Fees.</p> <p>This policy would continue the City’s practice of reducing impact fees for affordable housing. The discount for affordable housing is recommended to be 38% for a residential project at moderate affordability or below outside of the AB2097 radius. This policy recognizes the City’s support of promoting affordable housing, but also recognizes that affordable housing will still have a transportation impact substantiating a fee. Any housing project, including Affordable Housing projects, already have a 38% discount in Downtown (which staff recommend expanding to the AB2097 radius as explained above).</p> | | |
| No Impact Fees on childcare facilities | Parks (Childcare already exempt from TIF) | Children and youth | The newly adopted TIF in January continued the City’s previous policy to exempt Childcare facilities. This policy would expand that exemption to the Parks Impact Fee. ³ | No annual loss – this is not a fee that has been charged in the past | |

³ No standalone childcare facilities were built in past five years; one childcare facility was part of another development – Elco Yards (2019), which was included as part of the project’s community benefits package.

Potential Policy Areas for Further Discussion

Staff developed the policy recommendations above in an effort to advance specific City priorities while limiting financial impacts to the City associated with modifications to development-related fees.

Ultimately, this balancing act is a policy matter, and although not recommended, staff identified three additional policies the City Council may wish to consider:

1. Further phasing in of fees
2. Discounts for Multi-Family Housing Applications submitted before Parks Impact Fee was Extended to Residential Projects
3. Fee deferrals

Phasing in of Fees

The Parks Impact Fee was phased in at 50% for one year from July 2022 to July 2023. Since July 2023, the full fee has been in effect. No further phasing is planned currently for the Parks Impact Fee.

The new TIF was adopted in January of 2024 and included a phasing in of 50% of the fee through July 2024. On July 22, 2024, the TIF would increase to the fully adopted fee. Based on the fee burden analysis and the small percentage of the overall fee burden that TIF represents, staff do not recommend further phasing in of the TIF. The previous TIF was adopted in 2012. Since 2012, the City has adopted a few transportation plans that have altered the transportation infrastructure project list and CIP. Development projects over the past few years were required to pay additional payments to contribute to their fair share costs of these new infrastructure needs in the City. One such project that called for fair share payments is the [101/84 Interchange project](#). Projects like 101/84 are included in the nexus calculations for the newly adopted TIF, making the need for this fair share payment unnecessary for projects going forward. When considering those fair share payments in addition to the previous TIF rates, the increase between the old and new TIF is not as significant. When considering all of the fair share payments in addition to the old TIF, the new maximum level of TIF is an average of 15% less than previous transportation impact fees.

Discounts for Multi-Family Housing applications submitted before Parks Impact Fee was Extended to Residential Projects

The new Parks Impact Fee adopted in 2022 expanded Parks Impact Fees to commercial projects. Community outreach and public hearings were held throughout 2021 to 2022 to educate the public and get feedback. On May 13 and May 26, 2021, staff held information sessions on the proposed non-residential fees and the proposed residential fee increase. Past and current development applicants, including nonprofit housing providers, were invited to participate in these sessions. Additionally, in advance of the May 23, 2022, City Council Public Hearing, City staff published public hearing notices regarding the proposed amendments to the Redwood City Quimby Act Implementation Ordinance and Parks Impact Fee Ordinance.

The City could pass a resolution to retroactively apply the 50% Parks Impact Fee to any projects that submitted applications with the City before July 2022 when the fee changed, but still have not been deemed complete, accepted, or entitled and ready for their Building Permit where fees are typically locked

in. A total of 400 market rate units have applied prior to July 2022 and are currently subject to the full Parks Impact Fee.

Reducing the fee for these market rate units by 50 percent would result in the City receiving \$8.1M instead of \$16.2M, a loss of \$8.1M in Parks Impact Fees.

Fee Deferrals

Fee deferrals are already available for developers who want to postpone payment of impact fees to the temporary certificate of occupancy stage of the building process. There is already an uncodified ordinance and form for developers to submit if they would like to pursue this path of fee deferral. This process requires City Council approval of a deed of trust to secure the payment of impact fees as part of the process. Fee deferrals have the benefit of reducing construction loan costs for a developer making it somewhat less costly to get a project moving. Conversely, the City experiences a delay in receipt of impact fee funds, and this can delay implementation of needed infrastructure projects and potentially add cost to those projects. Should the City Council desire, staff can make this option more widely known to developers as part of their application process. Additionally, the Ordinance could be amended to simplify the approval process thereby reducing the time and costs associated with impact fee deferral approvals. Deferrals of payments are detrimental to the City's ability afford to construct capital infrastructure projects designated in the Nexus studies for these fees. It will take longer for the City to accumulate funds to build infrastructure critical to the accommodation of additional population created by the development.

Staff doesn't recommend any change to this process at this time. State Senate Bill SB 937 is being proposed this year that would supersede any City policy regarding fee deferrals. The State bill in question would similarly allow for fee deferral of development fee payments to the certificate of occupancy but would not require a deed of trust. City staff are tracking this legal development and will inform the City Council of any changes.

EQUITY IMPACT STATEMENT

The technical studies that the City's Impact Fees are based on don't explicitly address equity, though they reference City plans, such as the Housing Element, Water and Sewer Master Plans, and *RWCMoves* (Citywide Transportation Plan) that do include equity-related goals and outcomes. Fees collected support the construction of projects included in those plans.

Policy decisions that discount affordable housing and transit-oriented development may support the City's equity goals, but data and projected impact are not easily available to determine the exact result of these policies. There is insufficient data to know the real impact on equity. Some ways that data can be collected in the future to demonstrate that policy has had an impact on equity is continued tracking on whether we see an increase in affordable housing or transit-oriented development in years to come after these policies have been adopted.

If policies are not adopted to reduce TIF fees for affordable housing, a negative consequence could be higher costs to build Affordable Housing in Redwood City. Fees are only a portion of the feasibility

considerations for projects, however, and staff cannot predict the actual outcome of this policy as there are too many other factors affecting projects' financial feasibility including funding sources, interest rates, and construction costs.

FISCAL IMPACT

Revenues from these fees are restricted in use and can only be used to fund infrastructure projects of the types set forth in their respective Nexus studies.

The adopted adjustments in January 2024 to the development impact fees for transportation and the capacity fees for water and sewer would ensure that new development is adequately funding its share of the costs of public facilities needed to meet additional demand and take into consideration construction cost increases to ensure the City does not subsidize new development's share of the costs for these facilities and that funding is available when the City is ready to construct the projects.

Any policy to reduce Impact Fees also reduces the City's ability to fund projects in the timeline proposed in the fee studies and it may take longer to find alternative funding to construct projects, and consequently increase costs. Staff have not estimated the loss associated with the recommended actions. If the recommended actions are implemented, staff recommend returning to the City Council in one and a half years and again at the end of three years to document the associated impact and confirm whether the discounts should continue.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

1. The City Council may direct staff to return to the City Council with implementing documents for any or all of the staff recommendations.
2. The City Council may direct staff to return to the City Council with implementing documents for any or all of the additional policies identified (further phasing in of fees; discounts for Multi-Family Housing Applications submitted before Parks Impact Fee was extended to residential projects; fee deferrals)

3. The City Council may instruct staff to return with alternate policy options to consider.

ATTACHMENTS

Attachment A – Fee Burden Analysis by EPS

Attachment B – Major Development Projects with Applications Under Review and the AB 2097 Radius in
Downtown Redwood City

REPORT PREPARED BY:

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(650) 780-5957

APPROVED BY:

Jeff Schwob, Community Development & Transportation Director
Melissa Stevenson Diaz, City Manager

MEMORANDUM

To: Giovanna Erkanat
From: Ashleigh Kanat and Bex Allen
Subject: Fee Survey and Aggregate Fee Burden Analysis;
EPS #231039
Date: February 16, 2024

The Economics of Land Use



The City of Redwood City ("City") recently adopted an updated Transportation Impact Fee nexus study and an updated water and wastewater capacity fee nexus study, along with new nexus-based maximum fees. The nexus studies satisfy a legal requirement to document the reasonable relationship between new residential and nonresidential development and the impact the new development has on the City's need for new or upgraded infrastructure.

EPS was retained by the City to provide technical support to help inform City staff and the City Council about how the City's development impact fees and capacity fees compare with other "peer" cities and how all of the City's development fees, including planning and building permit fees, affect the aggregate fee burden facing new development. To do so, EPS coordinated with City staff to develop a range of residential and nonresidential development prototypes, which allows an apples-to-apples comparison across jurisdictions.

The following charts (Appendix A) and tables (Appendix B) document Redwood City's current fee structure, before the new TIF and water capacity fees go into effect, alongside what Redwood City's fees will be in March 2024 and July 2024. The March and July points-in-time show the effect that the phasing-in of the updated TIF has on aggregate fee burden. These various fee levels are compared to other jurisdictions for each of the prototypes evaluated. The analysis is intended to support Council policy decisions regarding the implementation of the TIF and, potentially, other fee programs as well.

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Suite 450
Oakland, CA 94612
510 841 9190 tel*

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Sacramento
Denver
Los Angeles*

www.epsys.com

Prototypes

The prototypes include the following illustrative development projects:

Residential

- Single family detached
 - 2,200 sq. ft.
 - Infill, not part of a subdivision
 - Not in downtown
 - Building permit valuation = \$1,000 per sq. ft.
- Bedroom addition
 - 225 sq. ft.
 - No new bathroom
 - Building permit valuation = \$100,000
- Multifamily rental, 19-units
 - In downtown
 - 1,000 sq. ft. per unit
 - Market rate and 100% affordable
 - Building permit valuation = \$600,000 per unit
- Multifamily rental, 100-units
 - In downtown
 - 1,000 sq. ft. per unit
 - Market rate and 100% affordable
 - Building permit valuation = \$600,000 per unit

Nonresidential

- Hotel
 - 100 rooms, 57,000 sq. ft.
 - In downtown
 - Building permit valuation = \$500 per sq. ft.
- Childcare
 - 5,000 sq. ft.
 - In downtown
 - Building permit valuation = \$420 per sq. ft.
- Grocery store
 - 10,000 sq. ft.
 - In downtown
 - Building permit valuation = \$400 per sq. ft.
- R&D
 - 25,000 sq. ft.
 - Industrial but with greater than 50% space allocation to R&D
 - Not in downtown
 - Building permit valuation = \$750 per sq. ft.
- Medical office
 - 7,500 sq. ft.
 - In downtown
 - Building permit valuation = \$500 per sq. ft.

Types of Fees Evaluated

The analysis evaluates the following types of fees that apply to new development.

- Impact Fees
 - Transportation
 - Parks
 - Affordable Housing (Commercial Linkage Fee)
 - Community Facilities* (e.g., public safety, civic facilities, childcare, etc.)
- In-Lieu Fees
 - Affordable Housing (Inclusionary)**
 - Public Art*
- Capacity Fees
 - Water
 - Sewer
- Planning Fees
- Building Fees

The analysis does not include school district impact fees, which do affect development costs, but which the City does not control.

Peer Cities

The other jurisdictions selected for comparison include:

- Daly City
- Mountain View
- Palo Alto
- San Bruno
- San Mateo
- Sunnyvale

* Redwood City's Art in Public Places Fee, San Mateo's Art in Public Place Fee, and Palo Alto's Public Art Fee are in-lieu fees, but for the purpose of this analysis, they are included within the Community Facilities subtotal.

** In most of the cities surveyed, the market-rate multifamily residential prototypes are subject to local inclusionary requirements. The estimated fee level reflects inclusionary in-lieu fees where payment of an in-lieu fee is allowed or the cost of providing the affordable units onsite. In some cases, where an inclusionary program does not apply but affordable housing impact fees have been adopted, the housing impact fees are calculated. Regardless of the legal authorization of the fee, all fees related to affordable housing are categorized as "Housing." Only Mountain View appears to charge an affordable housing impact fee to a new single family home.



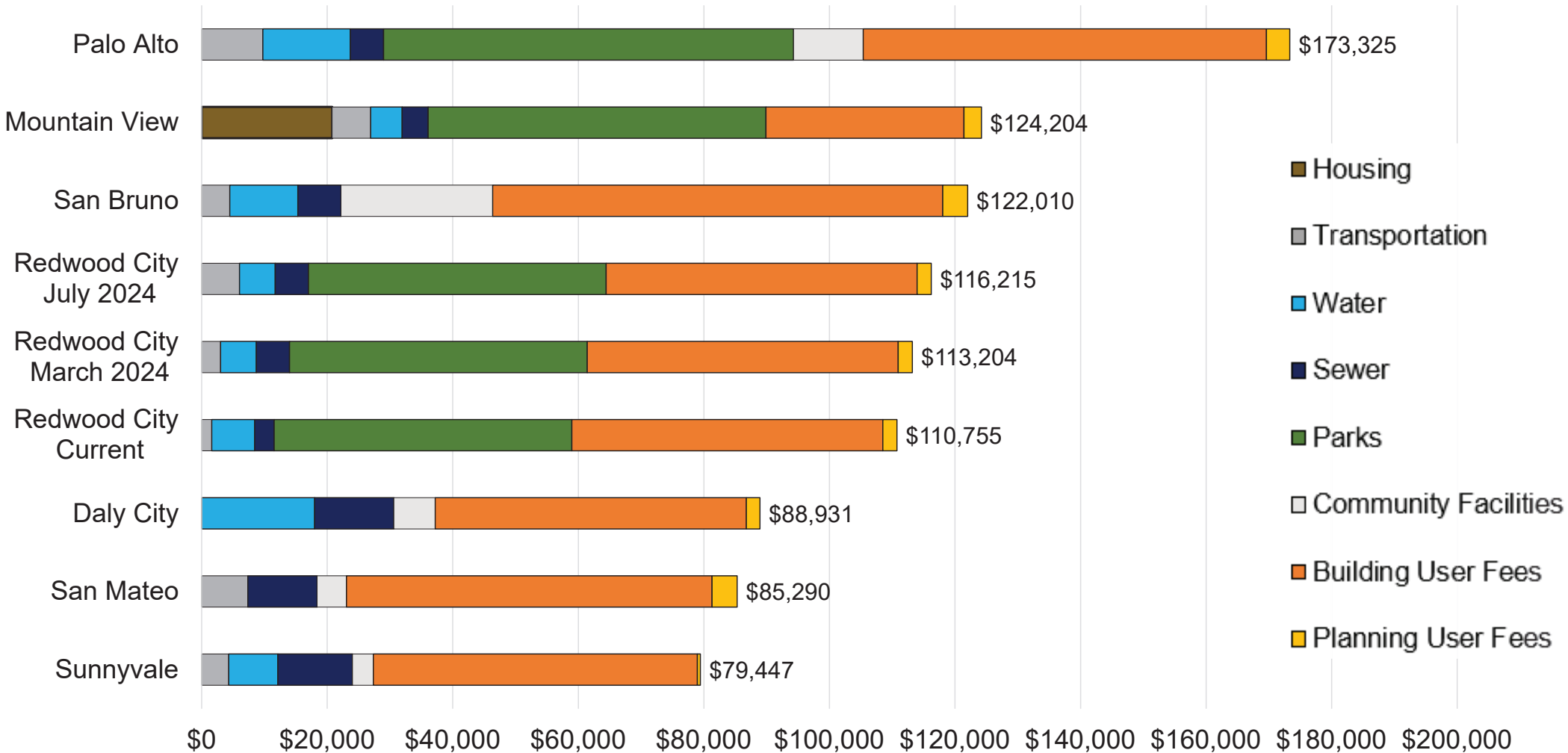
**Appendix A: Aggregate Fee Burden Analysis by
Prototype, Charts**

AGGREGATE FEE BURDEN ANALYSIS

RESIDENTIAL PROTOTYPES

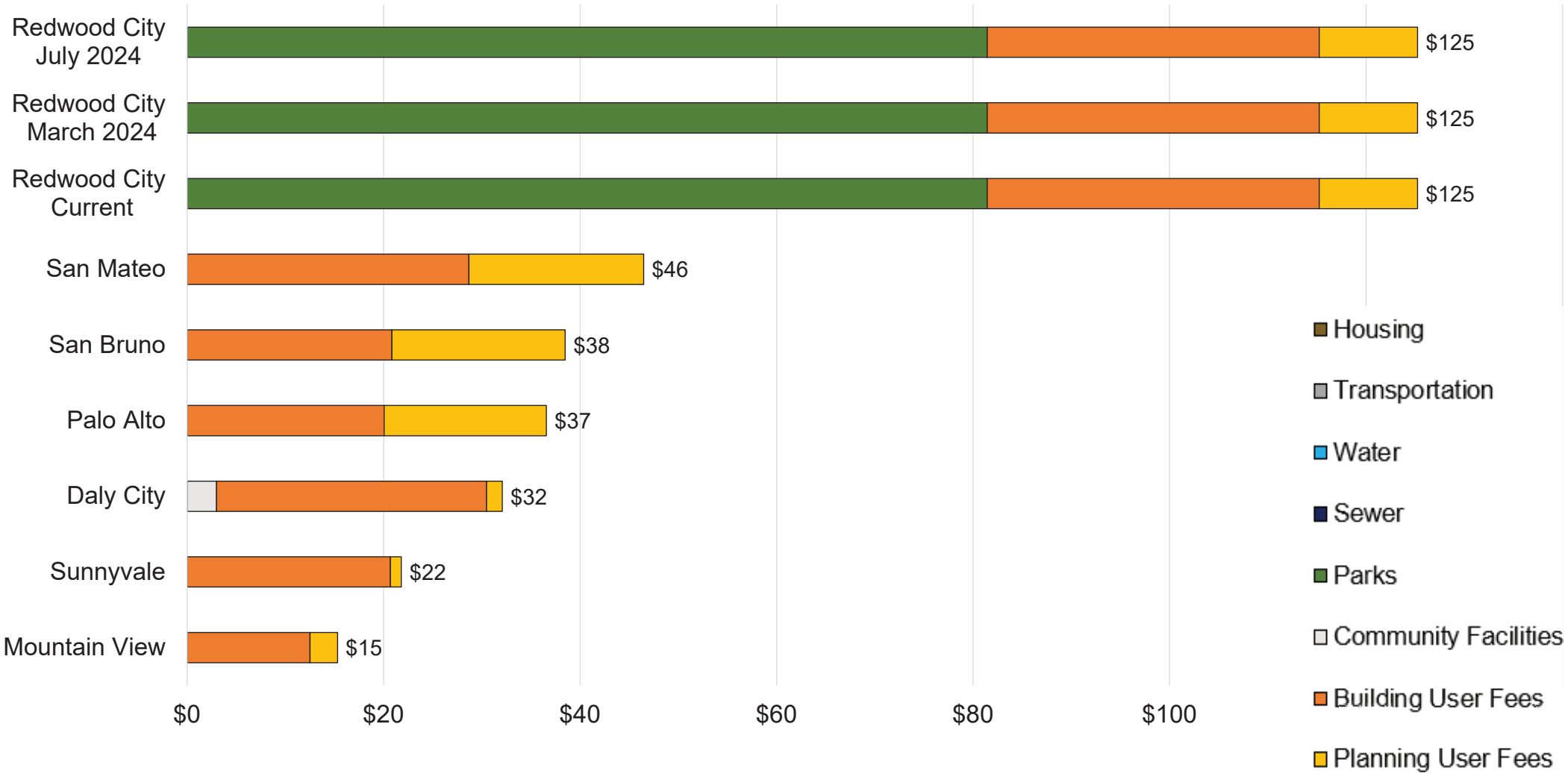
SINGLE FAMILY DETACHED, NON-SUBDIVISION (PER UNIT)

Single Family Detached, 2,200 sq. ft.
Aggregate Fees Shown per Unit



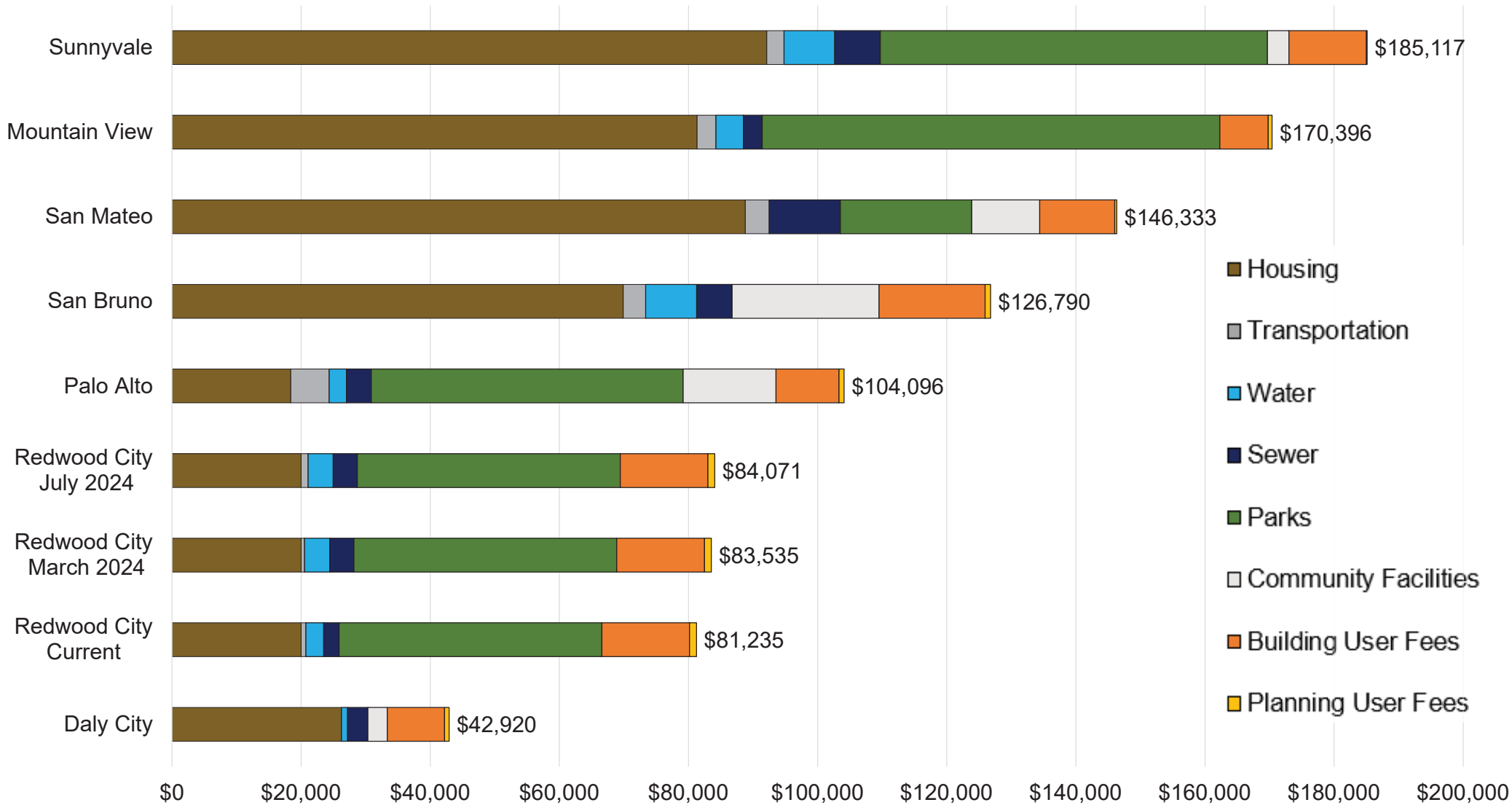
SINGLE FAMILY BEDROOM ADDITION

Single Family Bedroom Addition, 225 sq.ft.
Aggregate Fees Shown per sq. ft.



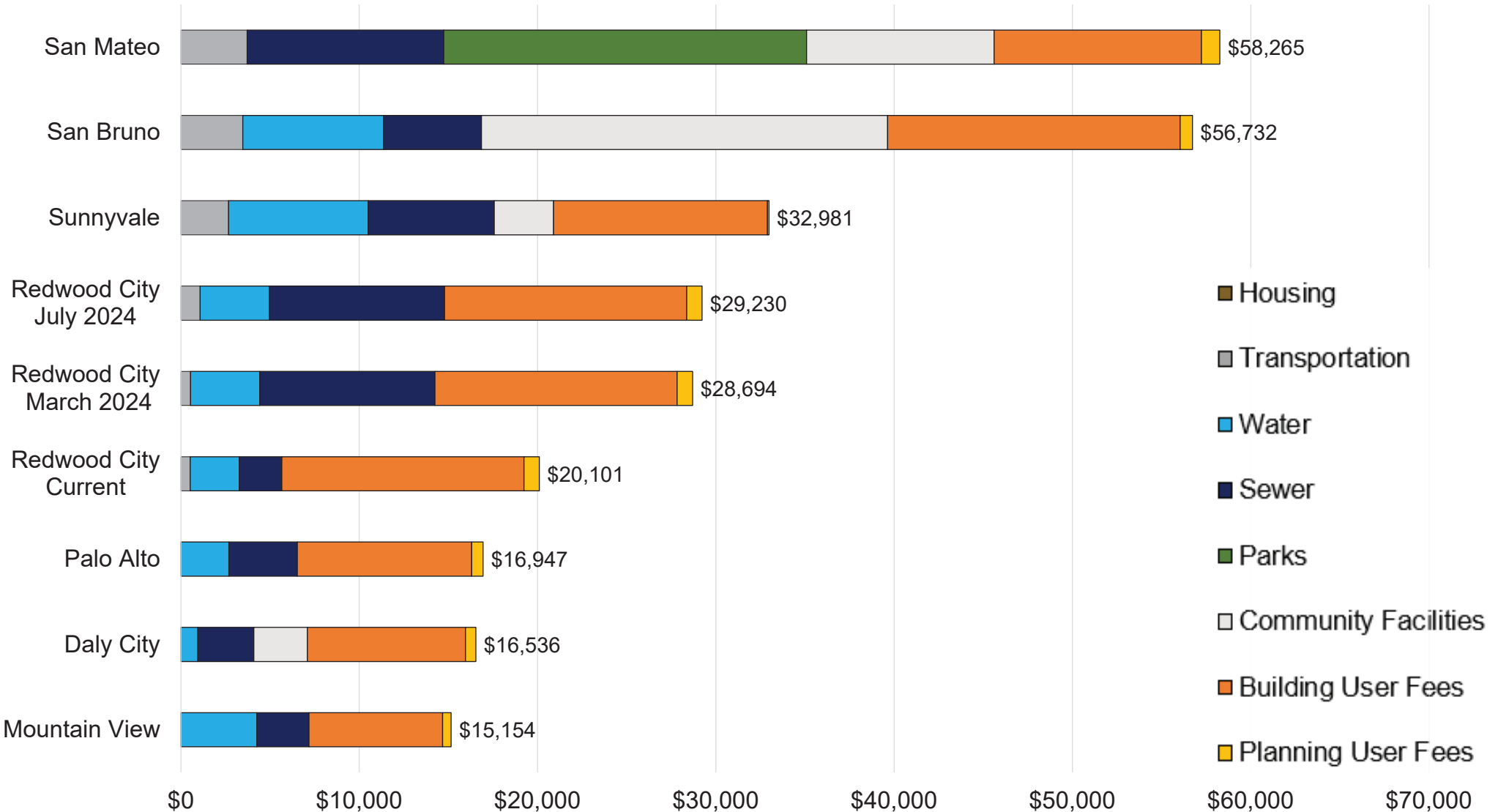
MULTIFAMILY RENTAL, 19 UNITS, MARKET RATE

Multifamily Apartment, Market Rate, 19 Units
Aggregate Fees Shown per Unit



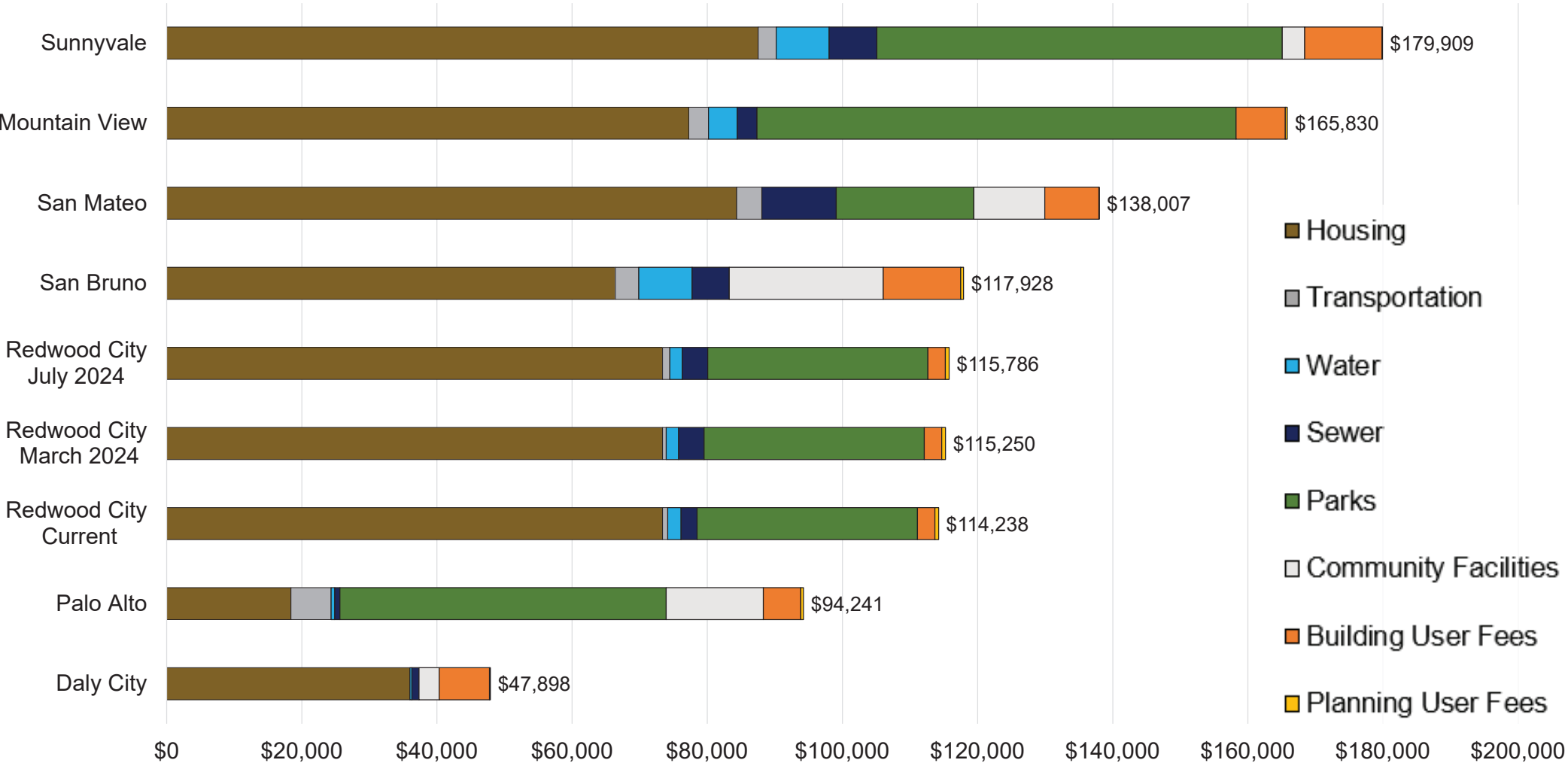
MULTIFAMILY RENTAL, 19 UNITS, 100% AFFORDABLE

Multifamily Apartment, Affordable, 19 Units
Aggregate Fees Shown per Unit



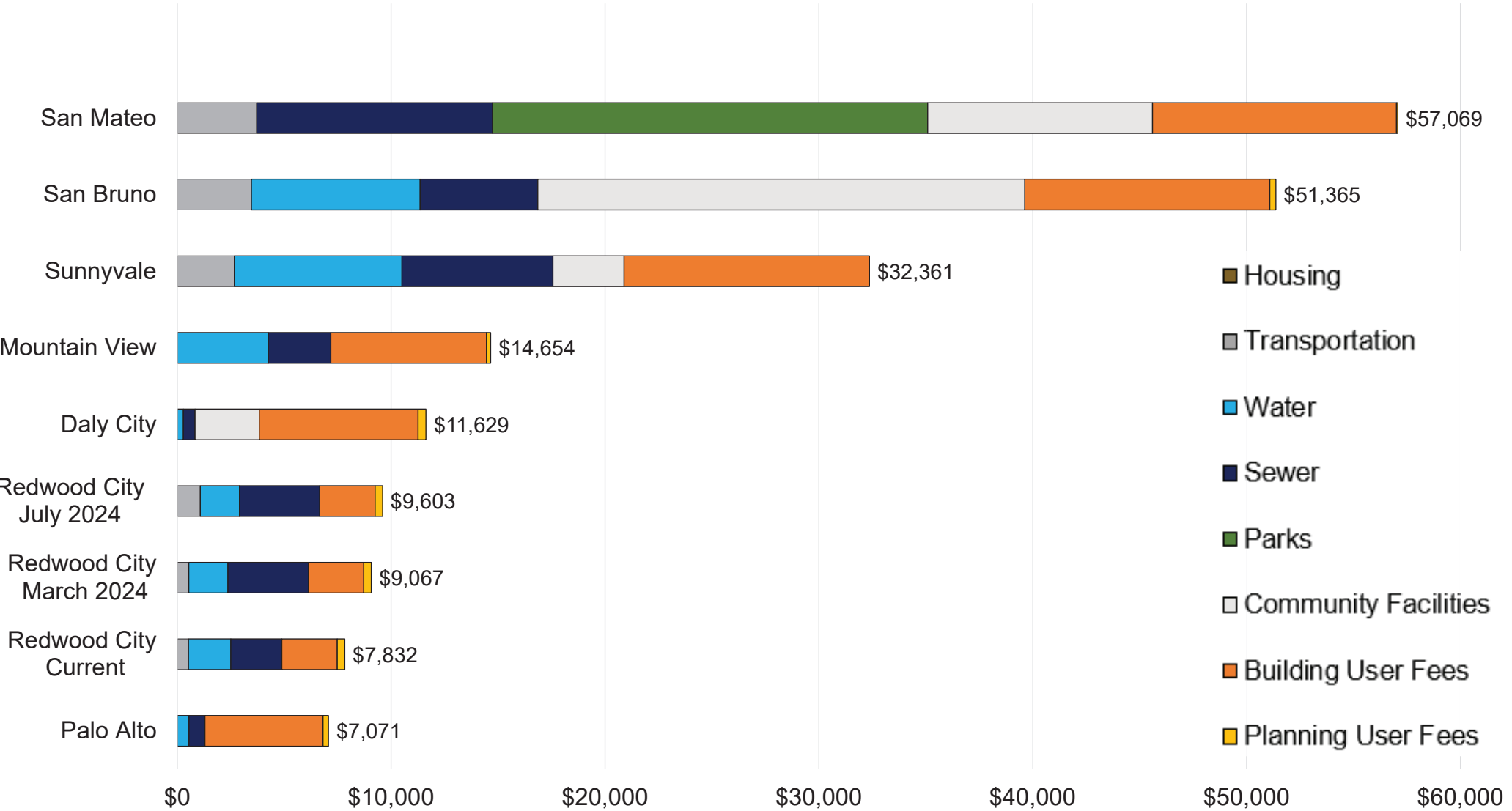
MULTIFAMILY RENTAL, 100 UNITS, MARKET RATE

Multifamily Apartment, Market Rate, 100 Units
Aggregate Fees Shown per Unit



MULTIFAMILY RENTAL, 100 UNITS, 100% AFFORDABLE

Multifamily Apartment, Affordable, 100 Units
Aggregate Fees Shown per Unit

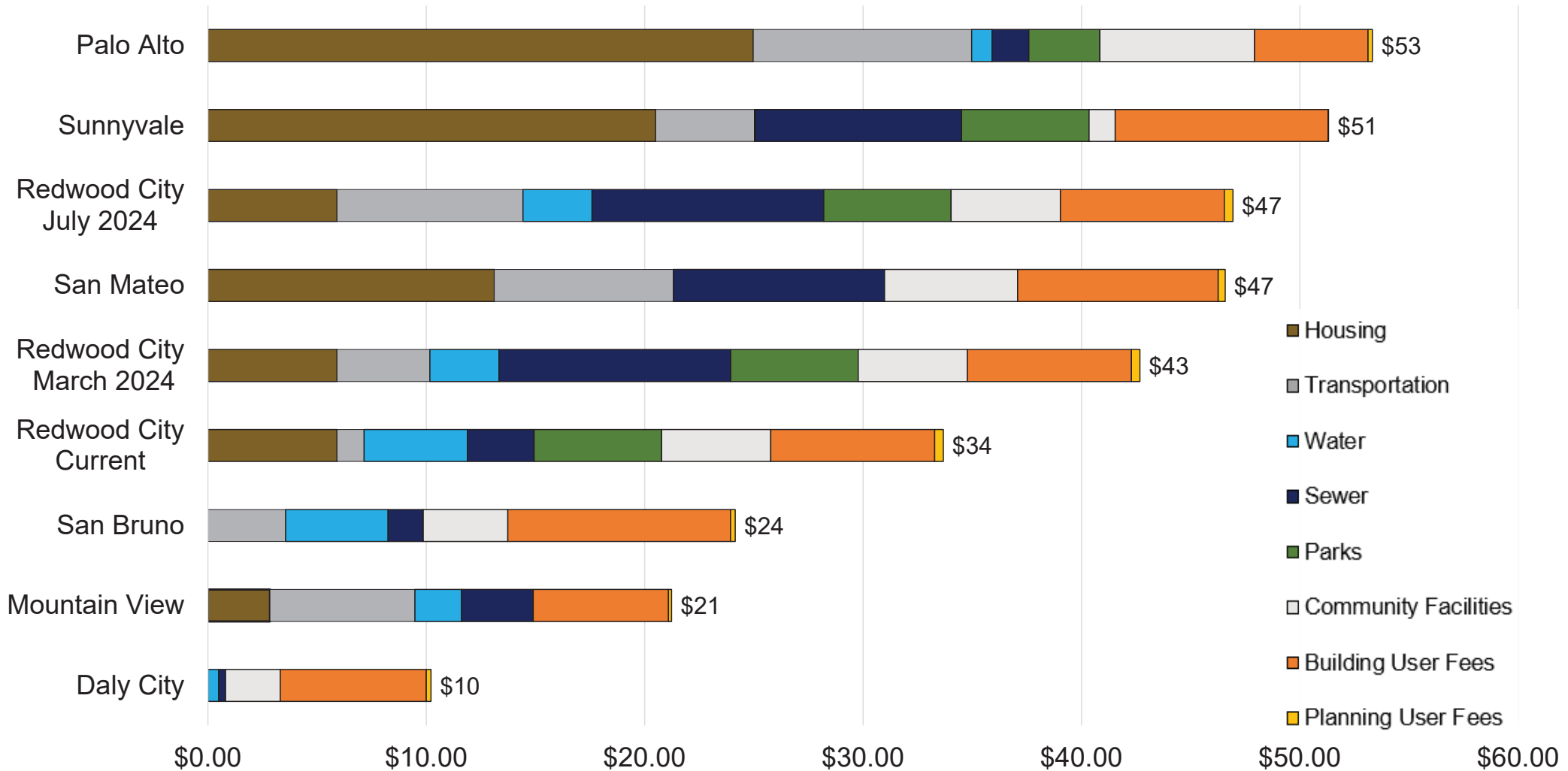


AGGREGATE FEE BURDEN ANALYSIS

NON-RESIDENTIAL PROTOTYPES

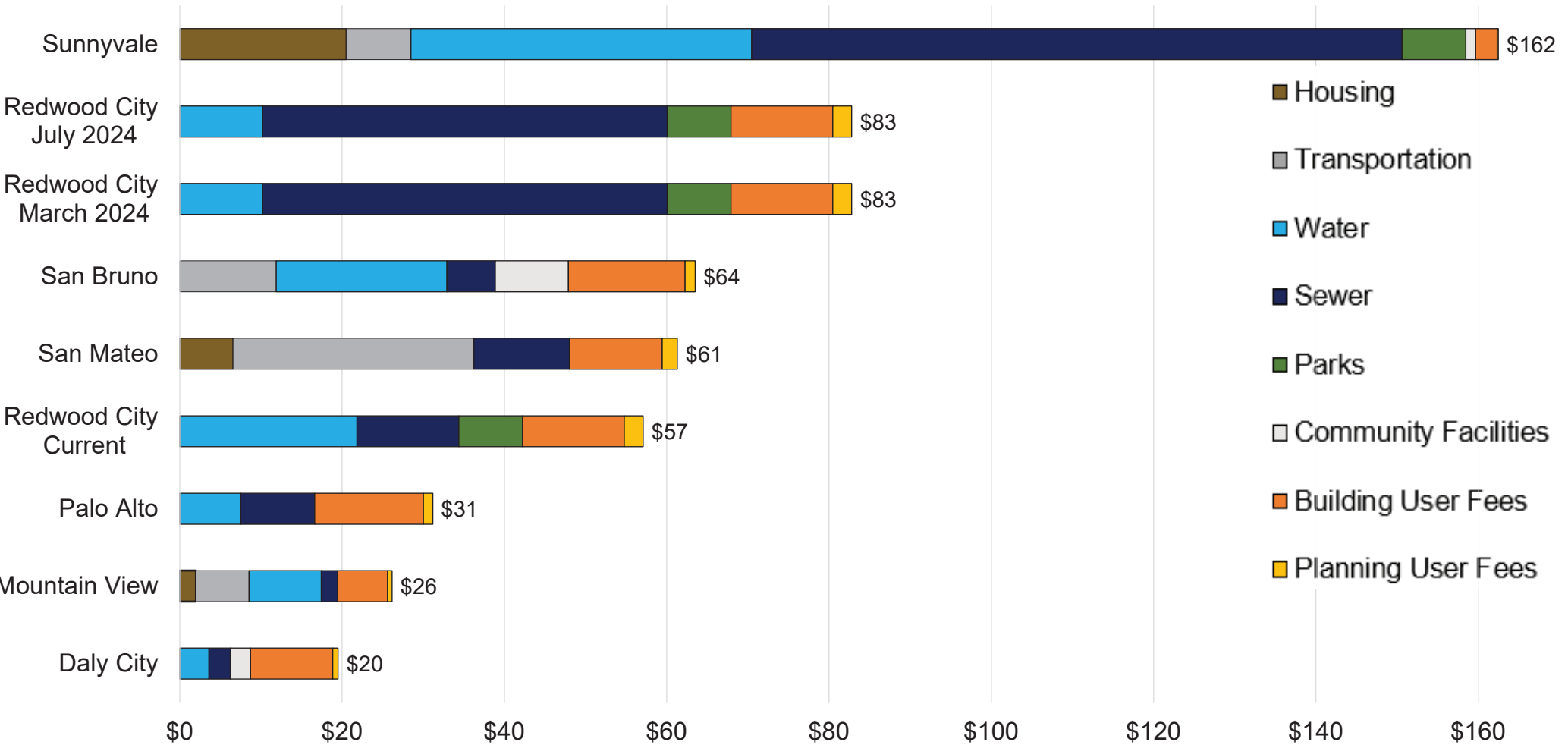
HOTEL

**Hotel, 100 rooms, 57,000 sq. ft.
Aggregate Fees Shown per sq. ft.**



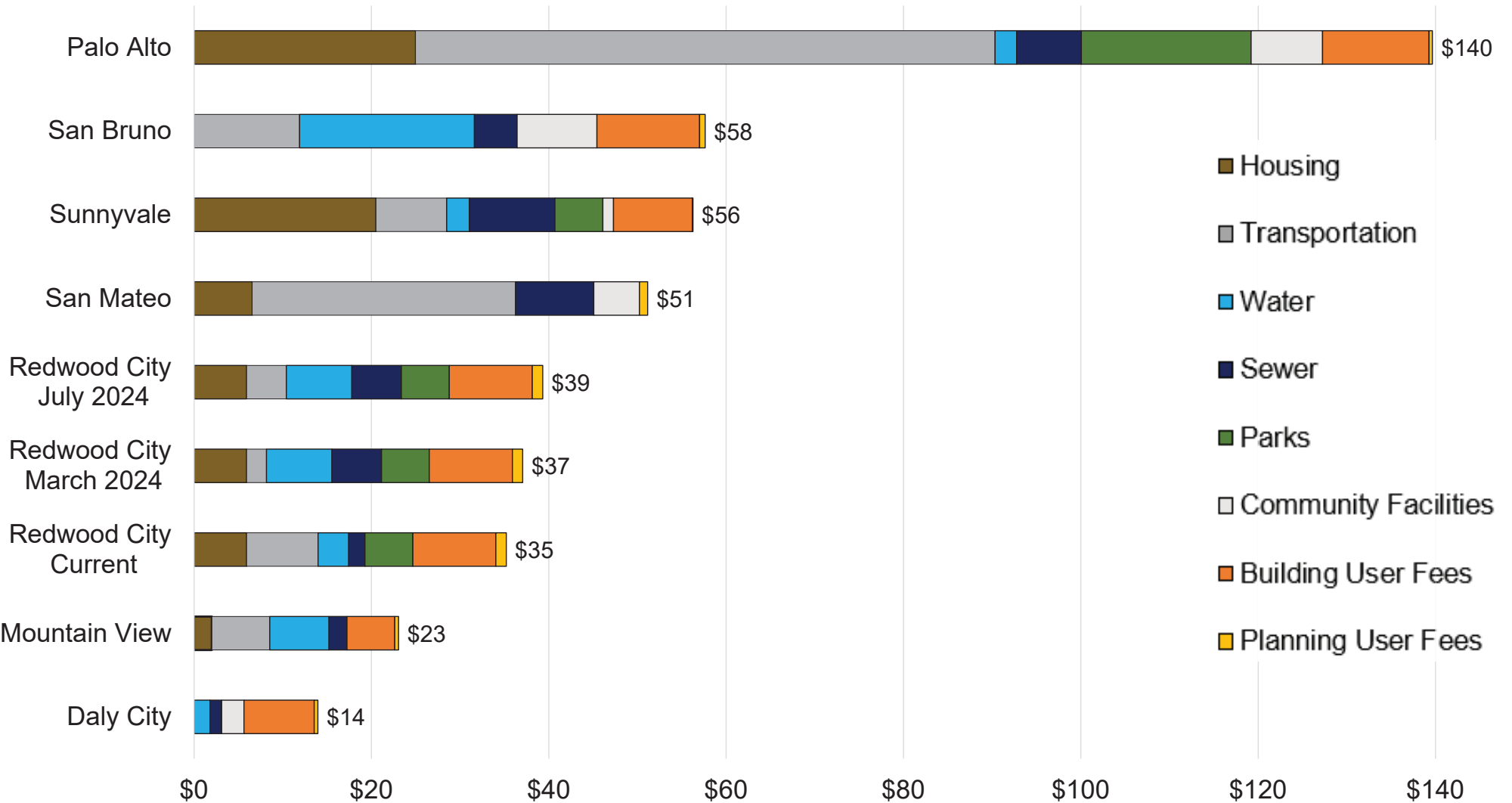
CHILDCARE

Childcare, 5,000 sq. ft.
Aggregate Fees Shown per sq. ft.



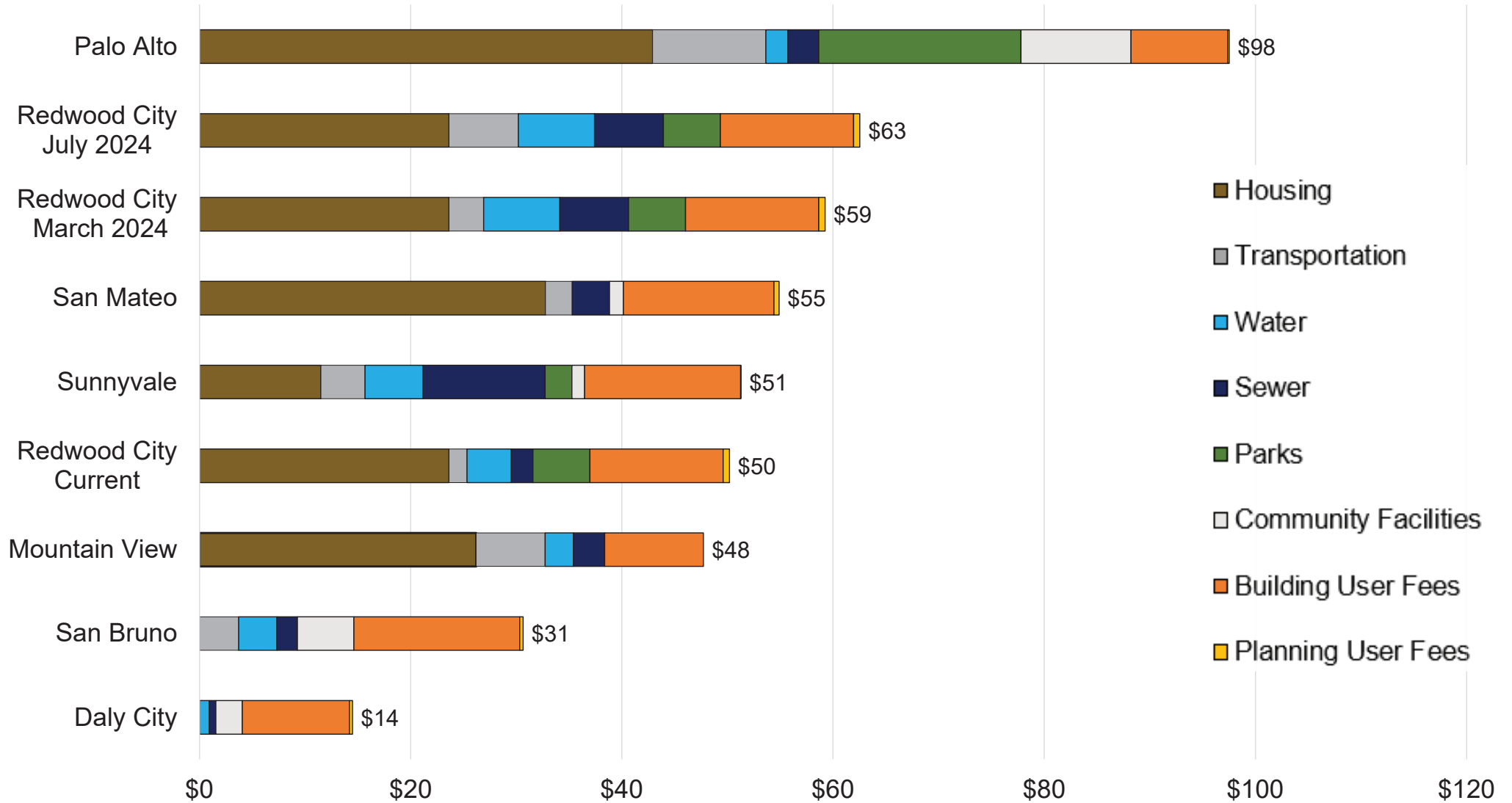
GROCERY STORE

Grocery Store, 10,000 sq. ft.
Aggregate Fees Shown per sq. ft.



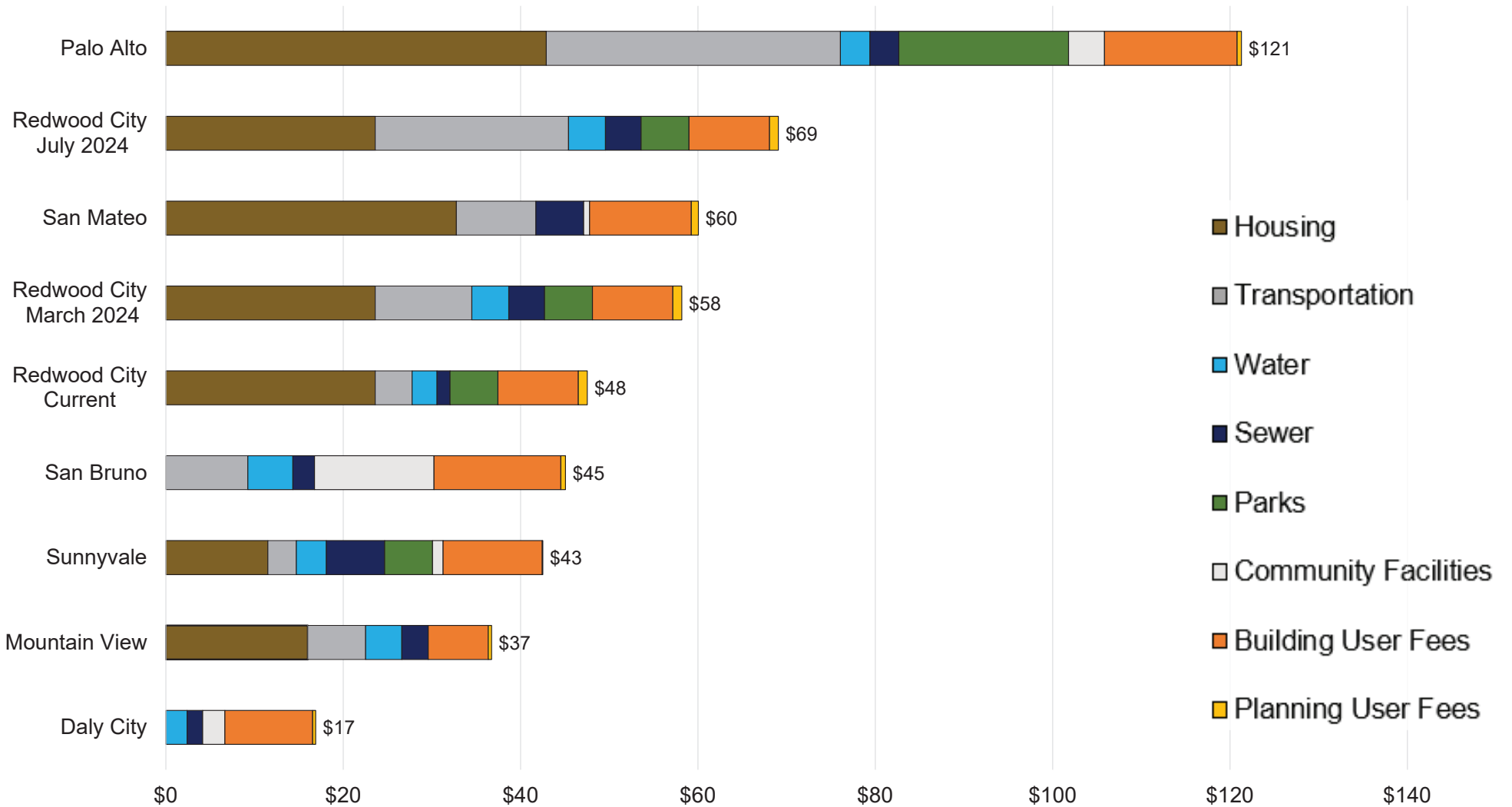
R&D

**R&D, 25,000 sq. ft.
Aggregate Fees Shown per sq. ft.**



MEDICAL OFFICE

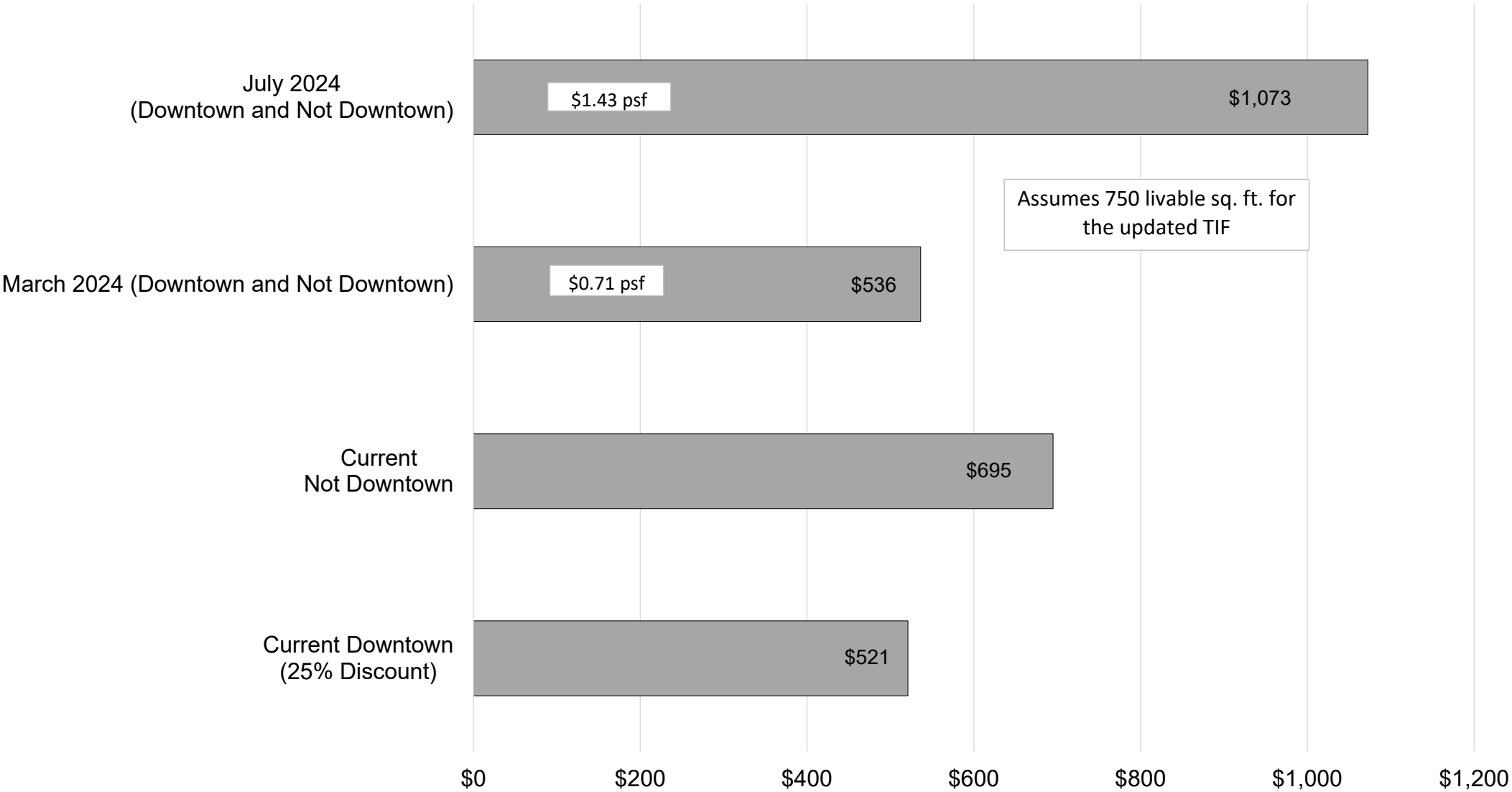
Medical Office, 7,500 sq.ft.
Aggregate Fees Shown per sq. ft.



POTENTIAL TIF VARIATIONS

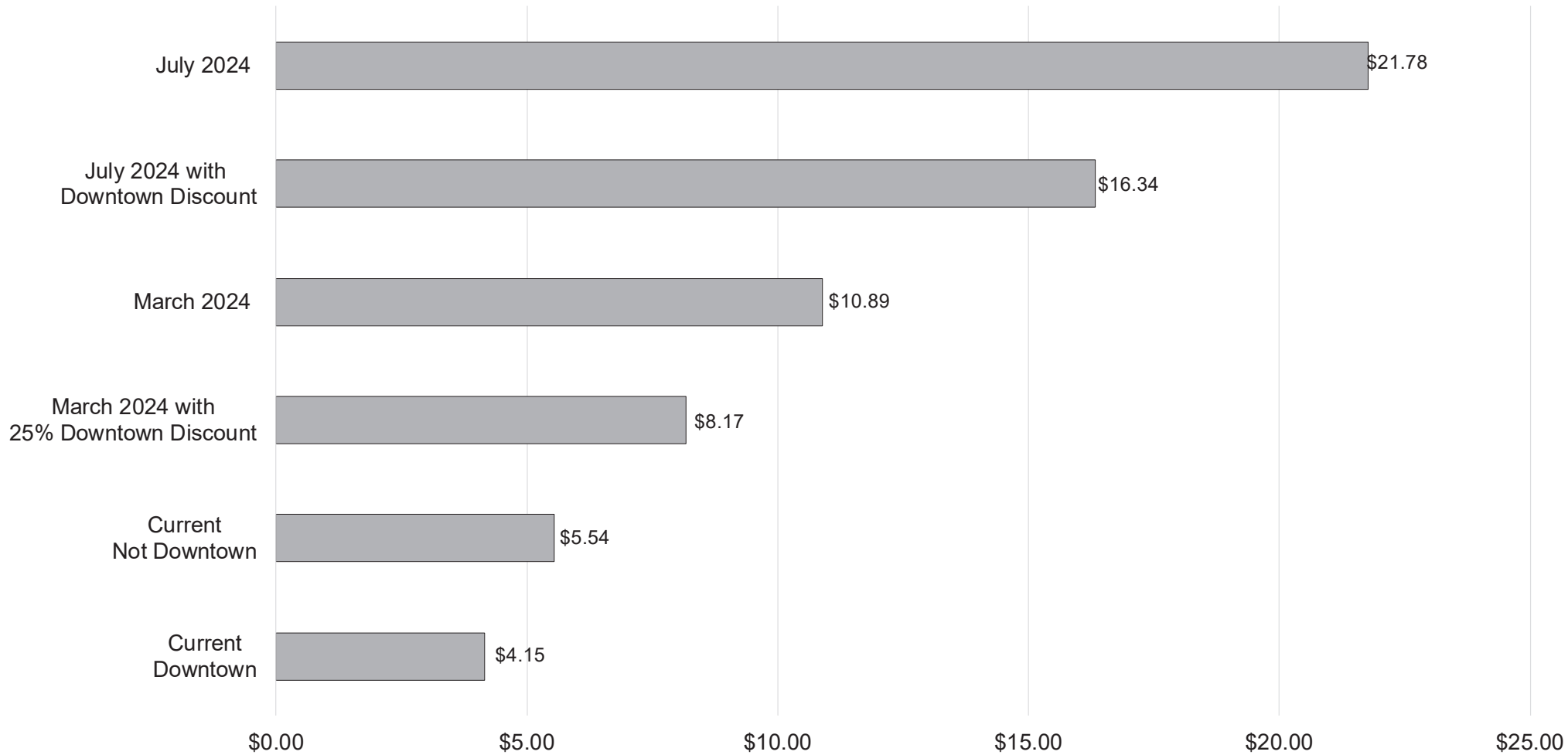
MULTIFAMILY RENTAL, 100 UNITS, 100% AFFORDABLE

Multifamily Apartment, Affordable, 100 Units
Transportation Impact Fee shown per unit



MEDICAL OFFICE

Medical Office, 7,500 sq. ft.
Transportation Fee shown per sq. ft.





**Appendix B: Aggregate Fee Burden Analysis by
Prototype, Tables**

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Table 1: Single Family Fee Burden Comparison (2,200 sq. ft.)

| Fee Category | Sunnyvale | San Mateo | Daly City | Redwood City Current | Redwood City March 2024 | Redwood City July 2024 | San Bruno | Mountain View | Palo Alto |
|----------------------|------------------|------------------|------------------|-------------------------|----------------------------|---------------------------|-------------------|-------------------|-------------------|
| Fees per Unit | | | | | | | | | |
| Housing | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 20,790 | \$ 0 |
| Transportation | \$ 4,305 | \$ 7,356 | \$ 0 | \$ 1,617 | \$ 3,011 | \$ 6,021 | \$ 4,481 | \$ 6,120 | \$ 9,754 |
| Water | \$ 7,836 | \$ 0 | \$ 18,000 | \$ 6,830 | \$ 5,679 | \$ 5,679 | \$ 10,823 | \$ 5,016 | \$ 13,921 |
| Sewer | \$ 11,865 | \$ 11,024 | \$ 12,600 | \$ 3,096 | \$ 5,302 | \$ 5,302 | \$ 6,878 | \$ 4,141 | \$ 5,300 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 47,414 | \$ 47,414 | \$ 47,414 | \$ 0 | \$ 53,820 | \$ 65,309 |
| Community Facilities | \$ 3,324 | \$ 4,677 | \$ 6,600 | \$ 0 | \$ 0 | \$ 0 | \$ 24,162 | \$ 0 | \$ 11,077 |
| Building User Fees | \$ 51,619 | \$ 58,234 | \$ 49,557 | \$ 49,547 | \$ 49,547 | \$ 49,547 | \$ 71,697 | \$ 31,537 | \$ 64,248 |
| Planning User Fees | \$ 499 | \$ 4,000 | \$ 2,174 | \$ 2,252 | \$ 2,252 | \$ 2,252 | \$ 3,968 | \$ 2,780 | \$ 3,716 |
| Total | \$ 79,447 | \$ 85,290 | \$ 88,931 | \$ 110,755 | \$ 113,204 | \$ 116,215 | \$ 122,010 | \$ 124,204 | \$ 173,325 |

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Table 2: Single Family Bedroom Addition Fee Burden Comparison (225 sq. ft.)

| Fee Category | Mountain View | Sunnyvale | Daly City | Palo Alto | San Bruno | San Mateo | Redwood City Current | Redwood City March 2024 | Redwood City July 2024 |
|---------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------|----------------------|-------------------------|------------------------|
| Fees per Sq. Ft | | | | | | | | | |
| Housing | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| Transportation | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| Water | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| Sewer | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| Parks | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 81.44 | \$ 81.44 | \$ 81.44 |
| Community Facilities [1] | \$ 0.00 | \$ 0.00 | \$ 3.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 |
| Building User Fees | \$ 12.51 | \$ 20.70 | \$ 27.48 | \$ 20.05 | \$ 20.85 | \$ 28.69 | \$ 33.79 | \$ 33.79 | \$ 33.79 |
| Planning User Fees | <u>\$ 2.80</u> | <u>\$ 1.11</u> | <u>\$ 1.61</u> | <u>\$ 16.52</u> | <u>\$ 17.64</u> | <u>\$ 17.78</u> | <u>\$ 10.01</u> | <u>\$ 10.01</u> | <u>\$ 10.01</u> |
| Total | \$ 15.31 | \$ 21.81 | \$ 32.09 | \$ 36.57 | \$ 38.49 | \$ 46.47 | \$ 125.24 | \$ 125.24 | \$ 125.24 |
| Fees per Prototype | | | | | | | | | |
| Housing | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Transportation | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Water | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Sewer | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 18,324 | \$ 18,324 | \$ 18,324 |
| Community Facilities [1] | \$ 0 | \$ 0 | \$ 675 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Building User Fees | \$ 2,814 | \$ 4,657 | \$ 6,183 | \$ 4,512 | \$ 4,692 | \$ 6,456 | \$ 7,603 | \$ 7,603 | \$ 7,603 |
| Planning User Fees | <u>\$ 631</u> | <u>\$ 250</u> | <u>\$ 362</u> | <u>\$ 3,716</u> | <u>\$ 3,968</u> | <u>\$ 4,000</u> | <u>\$ 2,252</u> | <u>\$ 2,252</u> | <u>\$ 2,252</u> |
| Total | \$ 3,445 | \$ 4,907 | \$ 7,219 | \$ 8,228 | \$ 8,660 | \$ 10,456 | \$ 28,178 | \$ 28,178 | \$ 28,178 |

[1] Daly City's "AB1600" does not explicitly exempt bedroom additions. For purposes of this analysis EPS has included it.

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Table 3: Multifamily 19-Unit Market Rate Fee Burden Comparison

| Fee Category | Daly City | Redwood City Current | Redwood City March 2024 | Redwood City July 2024 | Palo Alto | San Bruno | San Mateo | Mountain View | Sunnyvale |
|---------------------------|-------------------|-------------------------|----------------------------|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Fees per Unit | | | | | | | | | |
| Housing [1] | \$ 26,250 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 18,390 | \$ 69,898 | \$ 88,787 | \$ 81,327 | \$ 92,135 |
| Transportation | \$ 0 | \$ 744 | \$ 536 | \$ 1,073 | \$ 5,950 | \$ 3,467 | \$ 3,715 | \$ 2,914 | \$ 2,669 |
| Water | \$ 947 | \$ 2,751 | \$ 3,886 | \$ 3,886 | \$ 2,694 | \$ 7,887 | \$ 0 | \$ 4,260 | \$ 7,836 |
| Sewer | \$ 3,144 | \$ 2,384 | \$ 3,757 | \$ 3,757 | \$ 3,837 | \$ 5,502 | \$ 11,024 | \$ 2,918 | \$ 7,064 |
| Parks | \$ 0 | \$ 40,711 | \$ 40,711 | \$ 40,711 | \$ 48,302 | \$ 0 | \$ 20,351 | \$ 70,890 | \$ 59,982 |
| Community Facilities | \$ 3,000 | \$ 0 | \$ 0 | \$ 0 | \$ 14,375 | \$ 22,774 | \$ 10,513 | \$ 0 | \$ 3,324 |
| Building User Fees | \$ 8,867 | \$ 13,582 | \$ 13,582 | \$ 13,582 | \$ 9,758 | \$ 16,411 | \$ 11,627 | \$ 7,496 | \$ 12,001 |
| Planning User Fees | <u>\$ 712</u> | <u>\$ 1,063</u> | <u>\$ 1,063</u> | <u>\$ 1,063</u> | <u>\$ 790</u> | <u>\$ 851</u> | <u>\$ 316</u> | <u>\$ 591</u> | <u>\$ 106</u> |
| Total | \$ 42,920 | \$ 81,235 | \$ 83,535 | \$ 84,071 | \$ 104,096 | \$ 126,790 | \$ 146,333 | \$ 170,396 | \$ 185,117 |
| Fees per Prototype | | | | | | | | | |
| Housing [1] | \$ 498,750 | \$ 380,000 | \$ 380,000 | \$ 380,000 | \$ 349,410 | \$ 1,328,060 | \$ 1,686,960 | \$ 1,545,210 | \$ 1,750,560 |
| Transportation | \$ 0 | \$ 14,136 | \$ 10,189 | \$ 20,378 | \$ 113,052 | \$ 65,882 | \$ 70,582 | \$ 55,362 | \$ 50,711 |
| Water | \$ 18,000 | \$ 52,274 | \$ 73,829 | \$ 73,829 | \$ 51,182 | \$ 149,858 | \$ 0 | \$ 80,940 | \$ 148,884 |
| Sewer | \$ 59,728 | \$ 45,292 | \$ 71,379 | \$ 71,379 | \$ 72,896 | \$ 104,538 | \$ 209,450 | \$ 55,442 | \$ 134,220 |
| Parks | \$ 0 | \$ 773,505 | \$ 773,505 | \$ 773,505 | \$ 917,746 | \$ 0 | \$ 386,669 | \$ 1,346,910 | \$ 1,139,660 |
| Community Facilities | \$ 57,000 | \$ 0 | \$ 0 | \$ 0 | \$ 273,125 | \$ 432,697 | \$ 199,756 | \$ 0 | \$ 63,156 |
| Building User Fees | \$ 168,471 | \$ 258,058 | \$ 258,058 | \$ 258,058 | \$ 185,402 | \$ 311,808 | \$ 220,905 | \$ 142,420 | \$ 228,024 |
| Planning User Fees | <u>\$ 13,531</u> | <u>\$ 20,200</u> | <u>\$ 20,200</u> | <u>\$ 20,200</u> | <u>\$ 15,014</u> | <u>\$ 16,160</u> | <u>\$ 6,000</u> | <u>\$ 11,231</u> | <u>\$ 2,015</u> |
| Total | \$ 815,479 | \$ 1,543,465 | \$ 1,587,160 | \$ 1,597,349 | \$ 1,977,828 | \$ 2,409,004 | \$ 2,780,322 | \$ 3,237,516 | \$ 3,517,230 |

[1] Onsite inclusionary requirements apply in Sunnyvale, Mountain View, San Bruno, and San Mateo.

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Table 4: Multifamily 19-Unit 100% Affordable Fee Burden Comparison

| Fee Category | Mountain View | Daly City | Palo Alto | Redwood City Current | Redwood City March 2024 | Redwood City July 2024 | Sunnyvale | San Bruno | San Mateo |
|-------------------------------|-------------------|-------------------|-------------------|-------------------------|----------------------------|---------------------------|-------------------|---------------------|---------------------|
| Fees per Unit [1] | | | | | | | | | |
| Housing | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Transportation | \$ 0 | \$ 0 | \$ 0 | \$ 521 | \$ 536 | \$ 1,073 | \$ 2,669 | \$ 3,467 | \$ 3,715 |
| Water | \$ 4,260 | \$ 947 | \$ 2,694 | \$ 2,751 | \$ 3,886 | \$ 3,886 | \$ 7,836 | \$ 7,887 | \$ 0 |
| Sewer | \$ 2,918 | \$ 3,144 | \$ 3,837 | \$ 2,384 | \$ 9,827 | \$ 9,827 | \$ 7,064 | \$ 5,502 | \$ 11,024 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 20,351 |
| Community Facilities | \$ 0 | \$ 3,000 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 3,324 | \$ 22,774 | \$ 10,513 |
| Building User Fees | \$ 7,496 | \$ 8,867 | \$ 9,775 | \$ 13,582 | \$ 13,582 | \$ 13,582 | \$ 12,001 | \$ 16,411 | \$ 11,627 |
| Planning User Fees | \$ 480 | \$ 578 | \$ 642 | \$ 863 | \$ 863 | \$ 863 | \$ 86 | \$ 691 | \$ 1,036 |
| Total | \$ 15,154 | \$ 16,536 | \$ 16,947 | \$ 20,101 | \$ 28,694 | \$ 29,230 | \$ 32,981 | \$ 56,732 | \$ 58,265 |
| Fees per Prototype [1] | | | | | | | | | |
| Housing | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Transportation | \$ 0 | \$ 0 | \$ 0 | \$ 9,899 | \$ 10,189 | \$ 20,378 | \$ 50,711 | \$ 65,882 | \$ 70,582 |
| Water | \$ 80,940 | \$ 18,000 | \$ 51,182 | \$ 52,274 | \$ 73,829 | \$ 73,829 | \$ 148,884 | \$ 149,858 | \$ 0 |
| Sewer | \$ 55,442 | \$ 59,728 | \$ 72,896 | \$ 45,292 | \$ 186,707 | \$ 186,707 | \$ 134,220 | \$ 104,538 | \$ 209,450 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 386,669 |
| Community Facilities | \$ 0 | \$ 57,000 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 63,156 | \$ 432,697 | \$ 199,756 |
| Building User Fees | \$ 142,420 | \$ 168,471 | \$ 185,726 | \$ 258,058 | \$ 258,058 | \$ 258,058 | \$ 228,024 | \$ 311,808 | \$ 220,905 |
| Planning User Fees | \$ 9,118 | \$ 10,985 | \$ 12,190 | \$ 16,400 | \$ 16,400 | \$ 16,400 | \$ 1,636 | \$ 13,120 | \$ 19,680 |
| Total | \$ 287,921 | \$ 314,184 | \$ 321,994 | \$ 381,923 | \$ 545,183 | \$ 555,371 | \$ 626,631 | \$ 1,077,904 | \$ 1,107,042 |

[1] The affordable development is assumed to be 100% below market rate units affordable at 80% AMI, making it exempt from development impact fees in Palo Alto and Mountain View and the park fee in Redwood City.

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Table 5: Multifamily 100-Unit Market Rate Fee Burden Comparison

| Fee Category | Daly City | Palo Alto | Redwood City Current | Redwood City March 2024 | Redwood City July 2024 | San Bruno | San Mateo | Mountain View | Sunnyvale |
|---------------------------|---------------------|---------------------|-------------------------|----------------------------|---------------------------|----------------------|----------------------|----------------------|----------------------|
| Fees per Unit | | | | | | | | | |
| Housing [1] | \$ 36,000 | \$ 18,390 | \$ 73,394 | \$ 73,394 | \$ 73,394 | \$ 66,403 | \$ 84,348 | \$ 77,261 | \$ 87,528 |
| Transportation | \$ 0 | \$ 5,950 | \$ 744 | \$ 536 | \$ 1,073 | \$ 3,467 | \$ 3,715 | \$ 2,914 | \$ 2,669 |
| Water | \$ 280 | \$ 544 | \$ 1,984 | \$ 1,832 | \$ 1,832 | \$ 7,887 | \$ 0 | \$ 4,260 | \$ 7,836 |
| Sewer | \$ 1,056 | \$ 745 | \$ 2,384 | \$ 3,757 | \$ 3,757 | \$ 5,502 | \$ 11,024 | \$ 2,918 | \$ 7,064 |
| Parks [2] | \$ 0 | \$ 48,302 | \$ 32,589 | \$ 32,589 | \$ 32,589 | \$ 0 | \$ 20,351 | \$ 70,890 | \$ 59,982 |
| Community Facilities | \$ 3,000 | \$ 14,375 | \$ 0 | \$ 0 | \$ 0 | \$ 22,774 | \$ 10,513 | \$ 0 | \$ 3,324 |
| Building User Fees | \$ 7,427 | \$ 5,525 | \$ 2,593 | \$ 2,593 | \$ 2,593 | \$ 11,455 | \$ 7,996 | \$ 7,282 | \$ 11,451 |
| Planning User Fees | <u>\$ 135</u> | <u>\$ 409</u> | <u>\$ 550</u> | <u>\$ 550</u> | <u>\$ 550</u> | <u>\$ 440</u> | <u>\$ 60</u> | <u>\$ 306</u> | <u>\$ 55</u> |
| Total | \$ 47,898 | \$ 94,241 | \$ 114,238 | \$ 115,250 | \$ 115,786 | \$ 117,928 | \$ 138,007 | \$ 165,830 | \$ 179,909 |
| Fees per Prototype | | | | | | | | | |
| Housing [1] | \$ 3,600,000 | \$ 1,839,000 | \$ 7,339,400 | \$ 7,339,400 | \$ 7,339,400 | \$ 6,640,300 | \$ 8,434,800 | \$ 7,726,050 | \$ 8,752,800 |
| Transportation | \$ 0 | \$ 595,008 | \$ 74,400 | \$ 53,625 | \$ 107,250 | \$ 346,747 | \$ 371,485 | \$ 291,380 | \$ 266,900 |
| Water | \$ 28,000 | \$ 54,420 | \$ 198,425 | \$ 183,152 | \$ 183,152 | \$ 788,702 | \$ 0 | \$ 426,000 | \$ 783,600 |
| Sewer | \$ 105,552 | \$ 74,506 | \$ 238,380 | \$ 375,680 | \$ 375,680 | \$ 550,200 | \$ 1,102,371 | \$ 291,800 | \$ 706,420 |
| Parks [2] | \$ 0 | \$ 4,830,243 | \$ 3,258,900 | \$ 3,258,900 | \$ 3,258,900 | \$ 0 | \$ 2,035,100 | \$ 7,089,000 | \$ 5,998,212 |
| Community Facilities | \$ 300,000 | \$ 1,437,502 | \$ 0 | \$ 0 | \$ 0 | \$ 2,277,353 | \$ 1,051,346 | \$ 0 | \$ 332,400 |
| Building User Fees | \$ 742,712 | \$ 552,494 | \$ 259,258 | \$ 259,258 | \$ 259,258 | \$ 1,145,472 | \$ 799,578 | \$ 728,172 | \$ 1,145,106 |
| Planning User Fees | <u>\$ 13,531</u> | <u>\$ 40,881</u> | <u>\$ 55,000</u> | <u>\$ 55,000</u> | <u>\$ 55,000</u> | <u>\$ 44,000</u> | <u>\$ 6,000</u> | <u>\$ 30,580</u> | <u>\$ 5,486</u> |
| Total | \$ 4,789,795 | \$ 9,424,054 | \$ 11,423,762 | \$ 11,525,014 | \$ 11,578,639 | \$ 11,792,775 | \$ 13,800,680 | \$ 16,582,982 | \$ 17,990,924 |

[1] Housing fees include an estimated onsite inclusionary cost in Redwood City, San Bruno, San Mateo, Mountain View, and Sunnyvale.

[2] Onsite low and very low-income affordable units are exempt from park fees in Sunnyvale, Mountain View, and Redwood City. Moderate income units in Redwood City are discounted by 50%.

Table 6: Multifamily 100-Unit 100% Affordable Fee Burden Comparison

| Fee Category | Palo Alto | Redwood City Current | Redwood City March 2024 | Redwood City July 2024 | Daly City | Mountain View | Sunnyvale | San Bruno | San Mateo |
|-------------------------------|-------------------|-------------------------|----------------------------|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Fees per Unit [1] | | | | | | | | | |
| Housing | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Transportation | \$ 0 | \$ 521 | \$ 536 | \$ 1,073 | \$ 0 | \$ 0 | \$ 2,669 | \$ 3,467 | \$ 3,715 |
| Water | \$ 544 | \$ 1,984 | \$ 1,832 | \$ 1,832 | \$ 280 | \$ 4,260 | \$ 7,836 | \$ 7,887 | \$ 0 |
| Sewer | \$ 745 | \$ 2,384 | \$ 3,757 | \$ 3,757 | \$ 552 | \$ 2,918 | \$ 7,064 | \$ 5,502 | \$ 11,024 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 20,351 |
| Community Facilities | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 3,000 | \$ 0 | \$ 3,324 | \$ 22,774 | \$ 10,513 |
| Building User Fees | \$ 5,522 | \$ 2,593 | \$ 2,593 | \$ 2,593 | \$ 7,427 | \$ 7,282 | \$ 11,451 | \$ 11,455 | \$ 11,406 |
| Planning User Fees | <u>\$ 260</u> | <u>\$ 350</u> | <u>\$ 350</u> | <u>\$ 350</u> | <u>\$ 371</u> | <u>\$ 195</u> | <u>\$ 16</u> | <u>\$ 280</u> | <u>\$ 60</u> |
| Total | \$ 7,071 | \$ 7,832 | \$ 9,067 | \$ 9,603 | \$ 11,629 | \$ 14,654 | \$ 32,361 | \$ 51,365 | \$ 57,069 |
| Fees per Prototype [1] | | | | | | | | | |
| Housing | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| Transportation | \$ 0 | \$ 52,100 | \$ 53,625 | \$ 107,250 | \$ 0 | \$ 0 | \$ 266,900 | \$ 346,747 | \$ 371,485 |
| Water | \$ 54,420 | \$ 198,425 | \$ 183,152 | \$ 183,152 | \$ 28,000 | \$ 426,000 | \$ 783,600 | \$ 788,702 | \$ 0 |
| Sewer | \$ 74,506 | \$ 238,380 | \$ 375,680 | \$ 375,680 | \$ 55,152 | \$ 291,800 | \$ 706,420 | \$ 550,200 | \$ 1,102,371 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 2,035,100 |
| Community Facilities | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 300,000 | \$ 0 | \$ 332,400 | \$ 2,277,353 | \$ 1,051,346 |
| Building User Fees | \$ 552,170 | \$ 259,258 | \$ 259,258 | \$ 259,258 | \$ 742,712 | \$ 728,172 | \$ 1,145,106 | \$ 1,145,472 | \$ 1,140,598 |
| Planning User Fees | <u>\$ 26,015</u> | <u>\$ 35,000</u> | <u>\$ 35,000</u> | <u>\$ 35,000</u> | <u>\$ 37,052</u> | <u>\$ 19,460</u> | <u>\$ 1,636</u> | <u>\$ 28,000</u> | <u>\$ 6,000</u> |
| Total | \$ 707,111 | \$ 783,162 | \$ 906,715 | \$ 960,340 | \$ 1,162,916 | \$ 1,465,432 | \$ 3,236,062 | \$ 5,136,475 | \$ 5,706,900 |

[1] The affordable development is assumed to be 100% below market rate units affordable at 80% AMI, making it exempt from development impact fees in Palo Alto and Mountain View and the park fee in Redwood City.

Table 7: Hotel Fee Burden Comparison (100 Rooms)

| Fee Category | Daly City | Mountain View | San Bruno | Redwood City Current | Redwood City March 2024 | San Mateo | Redwood City July 2024 | Sunnyvale | Palo Alto |
|----------------------------|-------------------|---------------------|---------------------|-------------------------|----------------------------|---------------------|---------------------------|---------------------|---------------------|
| Fees per Sq. Ft [1] | | | | | | | | | |
| Housing | \$ 0.00 | \$ 2.84 | \$ 0.00 | \$ 5.91 | \$ 5.91 | \$ 13.11 | \$ 5.91 | \$ 20.50 | \$ 24.97 |
| Transportation | \$ 0.00 | \$ 6.64 | \$ 3.56 | \$ 1.24 | \$ 4.26 | \$ 8.21 | \$ 8.51 | \$ 4.53 | \$ 10.00 |
| Water | \$ 0.49 | \$ 2.12 | \$ 4.69 | \$ 4.73 | \$ 3.16 | \$ 0.00 | \$ 3.16 | \$ 0.04 | \$ 0.93 |
| Sewer | \$ 0.32 | \$ 3.29 | \$ 1.61 | \$ 3.05 | \$ 10.61 | \$ 9.67 | \$ 10.61 | \$ 9.44 | \$ 1.69 |
| Parks | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 5.83 | \$ 5.83 | \$ 0.00 | \$ 5.83 | \$ 5.83 | \$ 3.25 |
| Community Facilities | \$ 2.50 | \$ 0.00 | \$ 3.87 | \$ 5.00 | \$ 5.00 | \$ 6.09 | \$ 5.00 | \$ 1.20 | \$ 7.09 |
| Building User Fees | \$ 6.69 | \$ 6.19 | \$ 10.20 | \$ 7.51 | \$ 7.51 | \$ 9.19 | \$ 7.51 | \$ 9.74 | \$ 5.19 |
| Planning User Fees | <u>\$ 0.21</u> | <u>\$ 0.15</u> | <u>\$ 0.21</u> | <u>\$ 0.39</u> | <u>\$ 0.39</u> | <u>\$ 0.32</u> | <u>\$ 0.39</u> | <u>\$ 0.03</u> | <u>\$ 0.20</u> |
| Total | \$ 10.22 | \$ 21.23 | \$ 24.14 | \$ 33.68 | \$ 42.68 | \$ 46.58 | \$ 46.94 | \$ 51.31 | \$ 53.32 |
| Fees per Prototype | | | | | | | | | |
| Housing | \$ 0 | \$ 162,000 | \$ 0 | \$ 336,870 | \$ 336,870 | \$ 747,270 | \$ 336,870 | \$ 1,168,500 | \$ 1,423,290 |
| Transportation | \$ 0 | \$ 378,600 | \$ 202,885 | \$ 70,900 | \$ 242,650 | \$ 467,796 | \$ 485,300 | \$ 258,200 | \$ 569,842 |
| Water | \$ 28,000 | \$ 121,039 | \$ 267,448 | \$ 269,765 | \$ 180,313 | \$ 0 | \$ 180,313 | \$ 2,536 | \$ 53,170 |
| Sewer | \$ 18,150 | \$ 187,500 | \$ 91,711 | \$ 173,893 | \$ 604,737 | \$ 551,130 | \$ 604,737 | \$ 537,868 | \$ 96,404 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 332,576 | \$ 332,576 | \$ 0 | \$ 332,576 | \$ 332,576 | \$ 185,250 |
| Community Facilities | \$ 142,500 | \$ 0 | \$ 220,555 | \$ 285,000 | \$ 285,000 | \$ 347,130 | \$ 285,000 | \$ 68,400 | \$ 403,959 |
| Building User Fees | \$ 381,586 | \$ 352,793 | \$ 581,630 | \$ 428,004 | \$ 428,004 | \$ 523,551 | \$ 428,004 | \$ 555,251 | \$ 296,092 |
| Planning User Fees | <u>\$ 12,099</u> | <u>\$ 8,340</u> | <u>\$ 12,000</u> | <u>\$ 22,500</u> | <u>\$ 22,500</u> | <u>\$ 18,000</u> | <u>\$ 22,500</u> | <u>\$ 1,496</u> | <u>\$ 11,149</u> |
| Total | \$ 582,336 | \$ 1,210,272 | \$ 1,376,229 | \$ 1,919,508 | \$ 2,432,650 | \$ 2,654,877 | \$ 2,675,300 | \$ 2,924,827 | \$ 3,039,157 |

[1] Prototype assumes 100 rooms of approximately 400 square feet and 70% building efficiency.

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Table 8: Childcare Fee Burden Comparison (5,000 sq. ft.)

| Fee Category | Daly City | Mountain View | Palo Alto | Redwood City Current | San Mateo | San Bruno | Redwood City March 2024 | Redwood City July 2024 | Sunnyvale |
|---------------------------|------------------|-------------------|-------------------|-------------------------|-------------------|-------------------|----------------------------|---------------------------|-------------------|
| Fees per Sq. Ft | | | | | | | | | |
| Housing | \$ 0.00 | \$ 2.00 | \$ 0.00 | \$ 0.00 | \$ 6.55 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 20.50 |
| Transportation | \$ 0.00 | \$ 6.53 | \$ 0.00 | \$ 0.00 | \$ 29.70 | \$ 11.89 | \$ 0.00 | \$ 0.00 | \$ 7.99 |
| Water | \$ 3.60 | \$ 8.91 | \$ 7.52 | \$ 21.83 | \$ 0.00 | \$ 21.03 | \$ 10.22 | \$ 10.22 | \$ 41.99 |
| Sewer | \$ 2.63 | \$ 2.03 | \$ 9.11 | \$ 12.56 | \$ 11.76 | \$ 5.96 | \$ 49.84 | \$ 49.84 | \$ 80.13 |
| Parks | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 7.86 | \$ 0.00 | \$ 0.00 | \$ 7.86 | \$ 7.86 | \$ 7.86 |
| Community Facilities | \$ 2.50 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 9.00 | \$ 0.00 | \$ 0.00 | \$ 1.20 |
| Building User Fees | \$ 10.11 | \$ 6.13 | \$ 13.40 | \$ 12.53 | \$ 11.44 | \$ 14.39 | \$ 12.53 | \$ 12.53 | \$ 2.66 |
| Planning User Fees | <u>\$ 0.67</u> | <u>\$ 0.56</u> | <u>\$ 1.15</u> | <u>\$ 2.33</u> | <u>\$ 1.86</u> | <u>\$ 1.24</u> | <u>\$ 2.33</u> | <u>\$ 2.33</u> | <u>\$ 0.15</u> |
| Total | \$ 19.51 | \$ 26.16 | \$ 31.18 | \$ 57.11 | \$ 61.32 | \$ 63.52 | \$ 82.79 | \$ 82.79 | \$ 162.48 |
| Fees per Prototype | | | | | | | | | |
| Housing | \$ 0 | \$ 10,000 | \$ 0 | \$ 0 | \$ 32,750 | \$ 0 | \$ 0 | \$ 0 | \$ 102,500 |
| Transportation | \$ 0 | \$ 32,650 | \$ 0 | \$ 0 | \$ 148,524 | \$ 59,450 | \$ 0 | \$ 0 | \$ 39,930 |
| Water | \$ 18,000 | \$ 44,563 | \$ 37,624 | \$ 109,137 | \$ 0 | \$ 105,150 | \$ 51,113 | \$ 51,113 | \$ 209,973 |
| Sewer | \$ 13,150 | \$ 10,140 | \$ 45,527 | \$ 62,784 | \$ 58,792 | \$ 29,806 | \$ 249,205 | \$ 249,205 | \$ 400,639 |
| Parks | \$ 0 | \$ 0 | \$ 0 | \$ 39,300 | \$ 0 | \$ 0 | \$ 39,300 | \$ 39,300 | \$ 39,300 |
| Community Facilities | \$ 12,500 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 45,000 | \$ 0 | \$ 0 | \$ 6,000 |
| Building User Fees | \$ 50,571 | \$ 30,658 | \$ 66,982 | \$ 62,675 | \$ 57,204 | \$ 71,963 | \$ 62,675 | \$ 62,675 | \$ 13,298 |
| Planning User Fees | <u>\$ 3,334</u> | <u>\$ 2,786</u> | <u>\$ 5,769</u> | <u>\$ 11,642</u> | <u>\$ 9,314</u> | <u>\$ 6,209</u> | <u>\$ 11,642</u> | <u>\$ 11,642</u> | <u>\$ 774</u> |
| Total | \$ 97,556 | \$ 130,797 | \$ 155,902 | \$ 285,538 | \$ 306,584 | \$ 317,578 | \$ 413,935 | \$ 413,935 | \$ 812,415 |

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Table 9: Grocery Store Fee Burden Comparison (10,000 sq. ft.)

| Fee Category | Daly City | Mountain View | Redwood City Current | Redwood City March 2024 | Redwood City July 2024 | San Mateo | Sunnyvale | San Bruno | Palo Alto |
|---------------------------|-------------------|-------------------|-------------------------|----------------------------|---------------------------|-------------------|-------------------|-------------------|---------------------|
| Fees per Sq. Ft | | | | | | | | | |
| Housing | \$ 0.00 | \$ 2.00 | \$ 5.91 | \$ 5.91 | \$ 5.91 | \$ 6.55 | \$ 20.50 | \$ 0.00 | \$ 24.97 |
| Transportation | \$ 0.00 | \$ 6.53 | \$ 8.07 | \$ 2.25 | \$ 4.50 | \$ 29.70 | \$ 7.99 | \$ 11.89 | \$ 65.35 |
| Water | \$ 1.80 | \$ 6.68 | \$ 3.45 | \$ 7.38 | \$ 7.38 | \$ 0.00 | \$ 2.55 | \$ 19.71 | \$ 2.44 |
| Sewer | \$ 1.32 | \$ 2.03 | \$ 1.83 | \$ 5.58 | \$ 5.58 | \$ 8.82 | \$ 9.65 | \$ 4.81 | \$ 7.29 |
| Parks | \$ 0.00 | \$ 0.00 | \$ 5.40 | \$ 5.40 | \$ 5.40 | \$ 0.00 | \$ 5.40 | \$ 0.00 | \$ 19.15 |
| Community Facilities | \$ 2.50 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 5.15 | \$ 1.20 | \$ 9.00 | \$ 8.05 |
| Building User Fees | \$ 7.94 | \$ 5.38 | \$ 9.37 | \$ 9.37 | \$ 9.37 | \$ 0.00 | \$ 8.90 | \$ 11.60 | \$ 12.03 |
| Planning User Fees | <u>\$ 0.41</u> | <u>\$ 0.43</u> | <u>\$ 1.16</u> | <u>\$ 1.16</u> | <u>\$ 1.16</u> | <u>\$ 0.93</u> | <u>\$ 0.08</u> | <u>\$ 0.62</u> | <u>\$ 0.37</u> |
| Total | \$ 13.96 | \$ 23.06 | \$ 35.20 | \$ 37.06 | \$ 39.31 | \$ 51.15 | \$ 56.26 | \$ 57.64 | \$ 139.65 |
| Fees per Prototype | | | | | | | | | |
| Housing | \$ 0 | \$ 20,000 | \$ 59,100 | \$ 59,100 | \$ 59,100 | \$ 65,500 | \$ 205,000 | \$ 0 | \$ 249,700 |
| Transportation | \$ 0 | \$ 65,300 | \$ 80,700 | \$ 22,500 | \$ 45,000 | \$ 297,047 | \$ 79,860 | \$ 118,900 | \$ 653,533 |
| Water | \$ 18,000 | \$ 66,845 | \$ 34,522 | \$ 73,829 | \$ 73,829 | \$ 0 | \$ 25,477 | \$ 197,143 | \$ 24,424 |
| Sewer | \$ 13,150 | \$ 20,280 | \$ 18,326 | \$ 55,822 | \$ 55,822 | \$ 88,187 | \$ 96,536 | \$ 48,148 | \$ 72,896 |
| Parks | \$ 0 | \$ 0 | \$ 54,000 | \$ 54,000 | \$ 54,000 | \$ 0 | \$ 54,000 | \$ 0 | \$ 191,500 |
| Community Facilities | \$ 25,000 | \$ 0 | \$ 0 | \$ 0 | \$ 0 | \$ 51,500 | \$ 12,000 | \$ 90,000 | \$ 80,480 |
| Building User Fees | \$ 79,393 | \$ 53,832 | \$ 93,702 | \$ 93,702 | \$ 93,702 | \$ 0 | \$ 88,986 | \$ 115,963 | \$ 120,251 |
| Planning User Fees | <u>\$ 4,107</u> | <u>\$ 4,315</u> | <u>\$ 11,642</u> | <u>\$ 11,642</u> | <u>\$ 11,642</u> | <u>\$ 9,314</u> | <u>\$ 774</u> | <u>\$ 6,209</u> | <u>\$ 3,716</u> |
| Total | \$ 139,649 | \$ 230,572 | \$ 351,991 | \$ 370,595 | \$ 393,095 | \$ 511,548 | \$ 562,633 | \$ 576,364 | \$ 1,396,500 |

9.A. - Page 46 of 48

Table 10: R&D Fee Burden Comparison (25,000 sq. ft.)

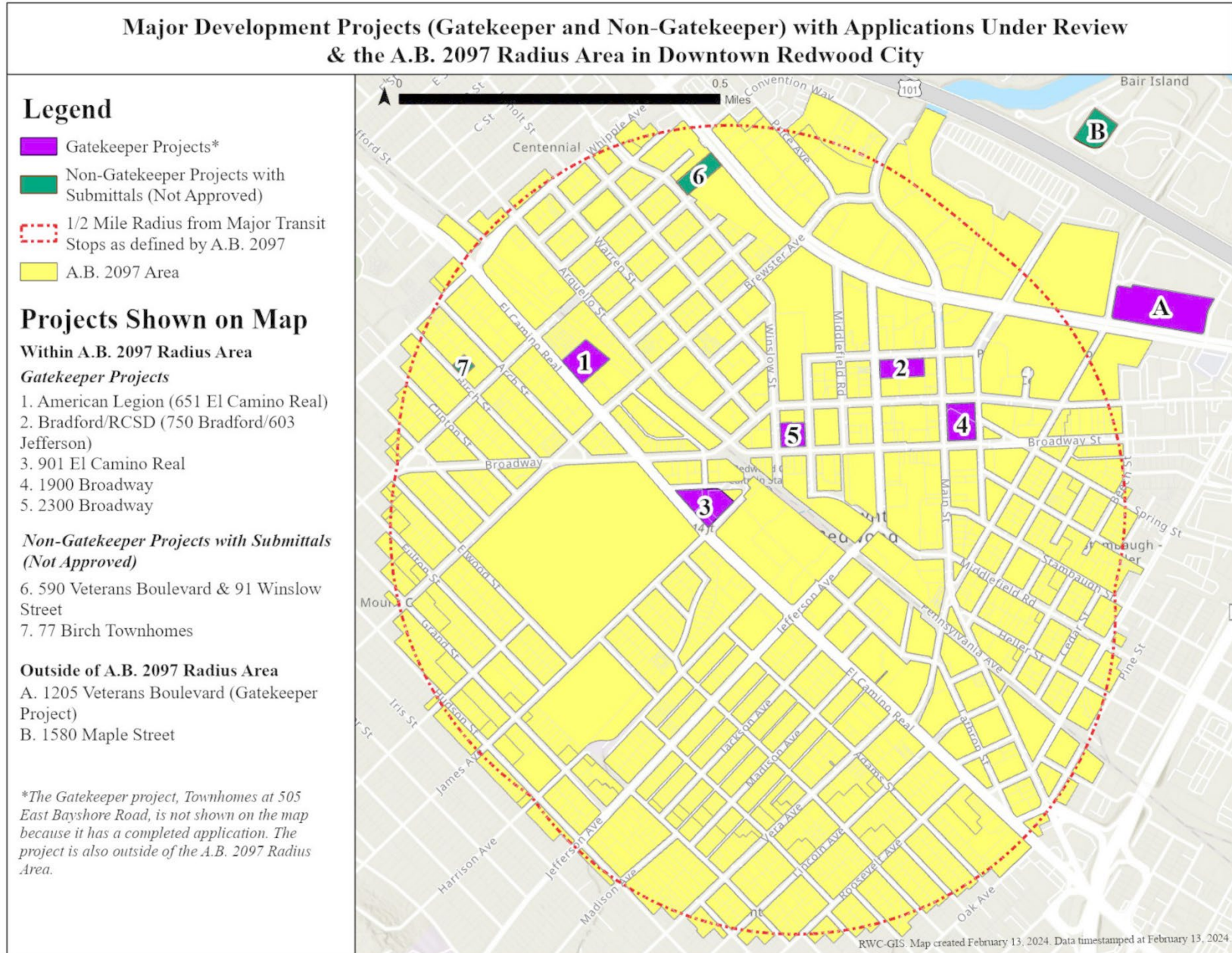
| Fee Category | Daly City | San Bruno | Mountain View | Redwood City Current | Sunnyvale | San Mateo | Redwood City March 2024 | Redwood City July 2024 | Palo Alto |
|---------------------------|-------------------|-------------------|---------------------|-------------------------|---------------------|---------------------|----------------------------|---------------------------|---------------------|
| Fees per Sq. Ft | | | | | | | | | |
| Housing | \$ 0.00 | \$ 0.00 | \$ 26.20 | \$ 23.62 | \$ 11.50 | \$ 32.76 | \$ 23.62 | \$ 23.62 | \$ 42.90 |
| Transportation | \$ 0.00 | \$ 3.70 | \$ 6.53 | \$ 1.71 | \$ 4.18 | \$ 2.54 | \$ 3.29 | \$ 6.58 | \$ 10.73 |
| Water | \$ 0.92 | \$ 3.64 | \$ 2.67 | \$ 4.19 | \$ 5.49 | \$ 0.00 | \$ 7.21 | \$ 7.21 | \$ 2.10 |
| Sewer | \$ 0.63 | \$ 1.93 | \$ 2.97 | \$ 2.06 | \$ 11.56 | \$ 3.53 | \$ 6.51 | \$ 6.51 | \$ 2.92 |
| Parks [1] | \$ 0.00 | \$ 0.00 | \$ 0.00 | \$ 5.40 | \$ 2.54 | \$ 0.00 | \$ 5.40 | \$ 5.40 | \$ 19.15 |
| Community Facilities | \$ 2.50 | \$ 5.35 | \$ 0.00 | \$ 0.00 | \$ 1.20 | \$ 1.32 | \$ 0.00 | \$ 0.00 | \$ 10.42 |
| Building User Fees | \$ 10.15 | \$ 15.71 | \$ 9.35 | \$ 12.61 | \$ 14.78 | \$ 14.25 | \$ 12.61 | \$ 12.61 | \$ 9.14 |
| Planning User Fees | <u>\$ 0.29</u> | <u>\$ 0.32</u> | <u>\$ 0.00</u> | <u>\$ 0.60</u> | <u>\$ 0.02</u> | <u>\$ 0.48</u> | <u>\$ 0.60</u> | <u>\$ 0.60</u> | <u>\$ 0.15</u> |
| Total | \$ 14.48 | \$ 30.64 | \$ 47.73 | \$ 50.19 | \$ 51.27 | \$ 54.89 | \$ 59.25 | \$ 62.54 | \$ 97.51 |
| Fees per Prototype | | | | | | | | | |
| Housing | \$ 0 | \$ 0 | \$ 655,000 | \$ 590,500 | \$ 287,500 | \$ 819,000 | \$ 590,500 | \$ 590,500 | \$ 1,072,500 |
| Transportation | \$ 0 | \$ 92,500 | \$ 163,250 | \$ 42,750 | \$ 104,425 | \$ 63,500 | \$ 82,250 | \$ 164,500 | \$ 268,241 |
| Water | \$ 23,000 | \$ 90,893 | \$ 66,845 | \$ 104,750 | \$ 137,183 | \$ 0 | \$ 180,313 | \$ 180,313 | \$ 52,524 |
| Sewer | \$ 15,650 | \$ 48,148 | \$ 74,250 | \$ 51,451 | \$ 289,036 | \$ 88,187 | \$ 162,814 | \$ 162,814 | \$ 72,896 |
| Parks [1] | \$ 0 | \$ 0 | \$ 0 | \$ 135,000 | \$ 63,500 | \$ 0 | \$ 135,000 | \$ 135,000 | \$ 478,750 |
| Community Facilities | \$ 62,500 | \$ 133,750 | \$ 0 | \$ 0 | \$ 30,000 | \$ 33,085 | \$ 0 | \$ 0 | \$ 260,600 |
| Building User Fees | \$ 253,660 | \$ 392,777 | \$ 233,819 | \$ 315,312 | \$ 369,531 | \$ 356,363 | \$ 315,312 | \$ 315,312 | \$ 228,606 |
| Planning User Fees | <u>\$ 7,286</u> | <u>\$ 8,000</u> | <u>\$ 0</u> | <u>\$ 15,000</u> | <u>\$ 499</u> | <u>\$ 12,000</u> | <u>\$ 15,000</u> | <u>\$ 15,000</u> | <u>\$ 3,716</u> |
| Total | \$ 362,096 | \$ 766,069 | \$ 1,193,164 | \$ 1,254,763 | \$ 1,281,673 | \$ 1,372,136 | \$ 1,481,189 | \$ 1,563,439 | \$ 2,437,833 |

[1] Redwood City's Parks Impact Fee uses the commercial category for the R&D prototype.

Table 11: Medical Office Fee Burden Comparison (7,500 sq. ft.)

| Fee Category | Daly City | Mountain View | Sunnyvale | San Bruno | Redwood City Current | Redwood City March 2024 | San Mateo | Redwood City July 2024 | Palo Alto |
|---------------------------|-------------------|-------------------|-------------------|-------------------|-------------------------|----------------------------|-------------------|---------------------------|-------------------|
| Fees per Sq. Ft | | | | | | | | | |
| Housing | \$ 0.00 | \$ 16.00 | \$ 11.50 | \$ 0.00 | \$ 23.62 | \$ 23.62 | \$ 32.76 | \$ 23.62 | \$ 42.90 |
| Transportation | \$ 0.00 | \$ 6.53 | \$ 3.21 | \$ 9.24 | \$ 4.15 | \$ 10.89 | \$ 8.96 | \$ 21.78 | \$ 33.16 |
| Water | \$ 2.40 | \$ 4.09 | \$ 3.40 | \$ 5.08 | \$ 2.82 | \$ 4.16 | \$ 0.00 | \$ 4.16 | \$ 3.34 |
| Sewer | \$ 1.75 | \$ 2.97 | \$ 6.57 | \$ 2.45 | \$ 1.46 | \$ 4.03 | \$ 5.39 | \$ 4.03 | \$ 3.25 |
| Parks | \$ 0.00 | \$ 0.00 | \$ 5.40 | \$ 0.00 | \$ 5.40 | \$ 5.40 | \$ 0.00 | \$ 5.40 | \$ 19.15 |
| Community Facilities | \$ 2.50 | \$ 0.00 | \$ 1.20 | \$ 13.47 | \$ 0.00 | \$ 0.00 | \$ 0.67 | \$ 0.00 | \$ 4.05 |
| Building User Fees | \$ 9.90 | \$ 6.77 | \$ 11.17 | \$ 14.30 | \$ 9.07 | \$ 9.07 | \$ 11.47 | \$ 9.07 | \$ 14.95 |
| Planning User Fees | <u>\$ 0.34</u> | <u>\$ 0.37</u> | <u>\$ 0.07</u> | <u>\$ 0.53</u> | <u>\$ 1.00</u> | <u>\$ 1.00</u> | <u>\$ 0.80</u> | <u>\$ 1.00</u> | <u>\$ 0.50</u> |
| Total | \$ 16.90 | \$ 36.73 | \$ 42.51 | \$ 45.07 | \$ 47.52 | \$ 58.18 | \$ 60.05 | \$ 69.07 | \$ 121.30 |
| Fees per Prototype | | | | | | | | | |
| Housing | \$ 0 | \$ 120,000 | \$ 86,250 | \$ 0 | \$ 177,150 | \$ 177,150 | \$ 245,700 | \$ 177,150 | \$ 321,750 |
| Transportation | \$ 0 | \$ 48,975 | \$ 24,060 | \$ 69,300 | \$ 31,125 | \$ 81,675 | \$ 67,206 | \$ 163,350 | \$ 248,733 |
| Water | \$ 18,000 | \$ 30,639 | \$ 25,477 | \$ 38,097 | \$ 21,119 | \$ 31,236 | \$ 0 | \$ 31,236 | \$ 25,024 |
| Sewer | \$ 13,150 | \$ 22,275 | \$ 49,245 | \$ 18,342 | \$ 10,927 | \$ 30,237 | \$ 40,420 | \$ 30,237 | \$ 24,359 |
| Parks | \$ 0 | \$ 0 | \$ 40,500 | \$ 0 | \$ 40,500 | \$ 40,500 | \$ 0 | \$ 40,500 | \$ 143,625 |
| Community Facilities | \$ 18,750 | \$ 0 | \$ 9,000 | \$ 101,025 | \$ 0 | \$ 0 | \$ 5,025 | \$ 0 | \$ 30,360 |
| Building User Fees | \$ 74,282 | \$ 50,781 | \$ 83,760 | \$ 107,258 | \$ 68,048 | \$ 68,048 | \$ 86,047 | \$ 68,048 | \$ 112,162 |
| Planning User Fees | <u>\$ 2,580</u> | <u>\$ 2,780</u> | <u>\$ 499</u> | <u>\$ 4,000</u> | <u>\$ 7,500</u> | <u>\$ 7,500</u> | <u>\$ 6,000</u> | <u>\$ 7,500</u> | <u>\$ 3,716</u> |
| Total | \$ 126,762 | \$ 275,450 | \$ 318,790 | \$ 338,023 | \$ 356,369 | \$ 436,346 | \$ 450,398 | \$ 518,021 | \$ 909,729 |

Attachment B: Major Development Projects with Applications Under Review and the AB 2097 Radius in Downtown Redwood City





STAFF REPORT

To the Honorable Mayor and City Council
From the City Manager

DATE: February 26, 2024

SUBJECT

Fiscal Year 2022-23 year-end budget update, mid-year update on Fiscal Year 2023-24 goals, Fiscal Year 2023-24 mid-year budget amendments, and proposed framework for development of the Fiscal Year 2024-25 Recommended Budget

RECOMMENDATION

1. Accept an update on the FY 2022-23 year-end operating results;
2. Accept a mid-year update on FY 2023-24 goals;
3. Adopt a resolution appropriating and transferring certain funds for specified purposes to conform the budgeted amounts to actual revenues or expenditures for transactions that have occurred or are anticipated to occur during FY 2023-24;
4. Accept an economic update and the Preliminary 2024 Ten-Year General Fund Budget Forecast
5. Provide direction on the recommended framework for the development of the FY 2024-25 Recommended Budget; and
6. By motion, approve the dates for City Council action on the FY 2024-25 budget as set forth in this staff report, including establishing June 10, 2024 as the date on which the City Manager shall present a proposed budget to the City Council.

STRATEGIC PLAN GUIDING PRINCIPLE

Excellence in Government Operations

BACKGROUND

The Mid-Year Budget update provides an opportunity for the City Manager and staff to update the City Council on the major financial factors affecting the City's current fiscal year budget and on the status of

FY 2023-24 goals, to approve amendments to the current fiscal year's budget, and to make recommendations for developing next fiscal year's budget.

The major components to this staff report include the following:

1. Budget Updates: FY 2022-23 Year-end and FY 2023-24 Mid-year General Fund Updates
2. Goals Progress: Mid-year Update on the Status of Fiscal Year 2023-24 Goals
3. Budget Amendments: FY 2023-24 Mid-Year Budget Amendments
4. Economic Update
5. Preliminary Ten-Year General Fund Forecast
6. Proposed Framework and Timeline for FY 2024-25 Budget Development

ANALYSIS

City services are provided based on community needs and priorities. The City Council has a history of taking intentional, proactive, and strategic steps to ensure services are sustainable for the long term. This includes adopting a balanced annual budget, funding long-term needs, and maintaining a 15 percent General Fund reserve level. Financial planning also takes the form of continuous review and refinement of fiscal policies and forecasts, and an understanding of the citywide initiatives underway.

1. Budget Updates: FY 2022-23 Year-end and FY 2023-24 Mid-year General Fund Updates

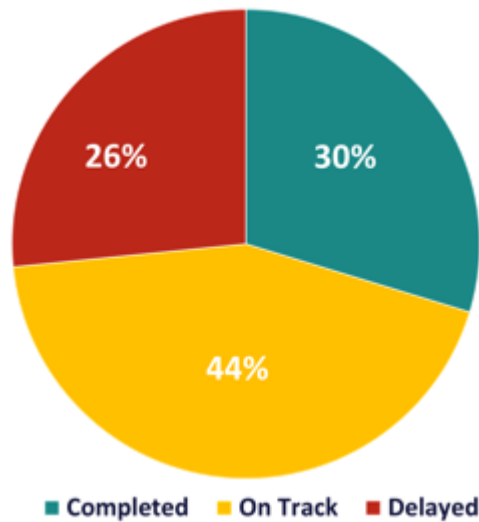
The City's Annual Comprehensive Financial Report (ACFR) for FY 2022-23 will be completed by March 31, 2024, at which time the final operating results will be published. The FY 2023-24 Adopted Budget, approved by City Council on June 26, 2023, included a Ten-Year General Fund Forecast that projected a FY 2022-23 operating balance of approximately \$3.831 million. The preliminary operating results for the FY 2022-23 ACFR have been completed and, due to unanticipated state revenue and the avoidance of a recession, the General Fund is estimated to have an initial FY 2023-24 operating balance of \$18.626 million, after deducting fund balance items that are not available for ongoing operations. However, a portion of this balance will presumably be required to balance next year's proposed budget, which is currently forecasted with a deficit of \$7.274 million, leaving a working operating balance of \$11.352 million. In addition, the State government has signaled the likelihood of withholding state funding designated for Redwood City, which staff currently estimates to total at least \$5.258 million. The withholding of these funds would reduce the fund balance to \$6.094 million. Staff recommendations regarding the allocation of the FY 2023-24 General Fund operating balance (subject to final adjustments between now and the preparation of the FY 2024-25 Proposed Budget) are detailed in Section 5 of this memo regarding the proposed framework for FY 2024-25 budget development.

2. Goals Progress: Mid-year Update on the Status of Fiscal Year 2023-24 Goals

As part of the budget process, all departments set specific, measurable, achievable, relevant, timebound, inclusive and equitable (SMARTIE) goals in alignment with the City’s adopted Strategic Plan. The goals are published in the budget book. These goals reflect a subset of the City’s operational tempo and do not represent all the work each department does over the course of the year.

Attachment A provides progress on all FY 2023-24 goals that relate to the priorities and guiding principles¹ in the Strategic Plan. Chart 1 provides the status of all SMARTIE goals combined from the attachment.

Chart 1: Mid-Year Status Update FY 2023-24 All Goals



Overall, 30% of set goals have already been completed, with 44% on track and 26% delayed.

Of those that are on track, the average completion of set goals is currently 53%, with full completion expected by the end of the fiscal year, June 30.

Of those that are delayed, average completion of set goals is currently 35%. As noted in the attachment, the primary reasons for delayed progress are staffing shortages and vendor/contractor delays.

Charts 2-4 provide the status of SMARTIE goals implementing the City’s top priorities of Housing, Transportation, and Children and Youth from the attachment.

¹ The City’s guiding principles: Aesthetics, Communication and Community Building, Economic Vitality, Excellence in Government Operations, Healthy Community for All Ages, Housing, Public Safety, Sustainability, Transportation

Chart 2: Mid-Year Status Update FY 2023-24 Goals – Housing

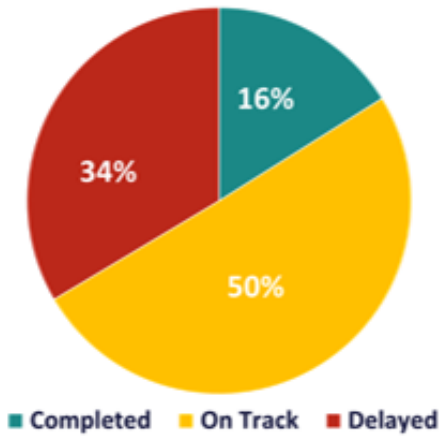


Chart 3: Mid-Year Status Update FY 2023-24 Goals – Transportation

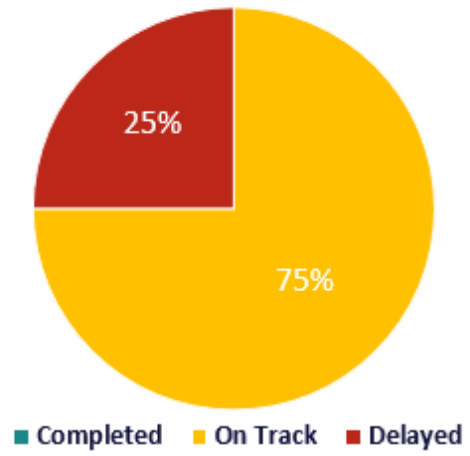
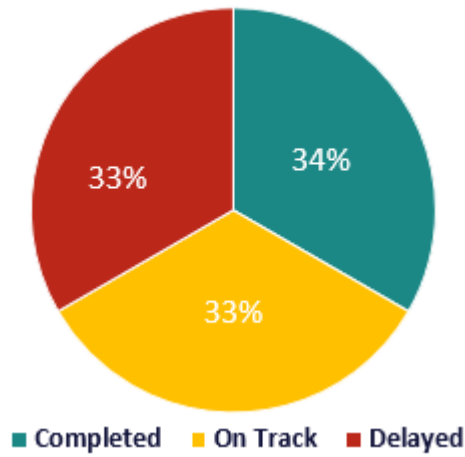


Chart 4: Mid-Year Status Update FY 2023-24 Goals – Children and Youth



3. Budget Amendments: FY 2023-24 Mid-Year Budget Amendments

The City Council takes many actions throughout the fiscal year to modify the current fiscal year’s Adopted Budget. In addition, as staff monitors actual revenues and expenditures during the fiscal year, staff updates projections and proposes budget adjustments as appropriate. Staff usually presents such changes to the City Council for approval twice a year: once during the fiscal mid-year report typically presented in February, and once at fiscal year-end, typically in June.

The following table summarizes recommended changes in budgeted appropriations for revenue and expenditures by fund type. A detailed explanation of these revisions is provided in the exhibits to the resolution in Attachment B (see Exhibit A – Changes in Revenues, and Exhibit B – Changes in Expenditures).

| Summary of Recommended Budget Changes by Fund Type, in Dollars | | | |
|---|------------------------|----------------------------|--|
| | <u>Revenues</u> | <u>Expenditures</u> | <u>Net Change in Fund Balance</u> |
| General Fund | (7,815,004) | 4,907,142 | (12,722,146) |
| Special Revenue Funds | 2,270,435 | 2,131,449 | 138,986 |
| Capital Projects Funds | (404,624) | 16,080 | (420,704) |
| Enterprise Funds | 122,464 | 70,689 | 51,775 |
| Internal Services Funds | - | 1,672,264 | (1,672,264) |
| Total Revisions | (5,826,729) | 8,797,624 | (14,624,353) |

Some examples from the more detailed information provided in the attachments are provided below.

General Fund

- Decrease of \$9.24 million to correct an erroneous duplication of revenues that had been received in previous fiscal years from American Rescue Plan Act (ARPA) grants. The City received a total of \$18.48 million in ARPA funds in response to the economic impacts of the COVID-19 pandemic, divided into two payments of \$9.24 million over two fiscal years. After two consecutive years of receiving this revenue, the revenue line was inadvertently carried over into the current fiscal year when no more funds are being received, so the amendment corrects this data entry error.
- Increase of \$3.27 million to the Fire Department budget for overtime costs. Many factors have contributed to the Fire Department’s overtime overage; the Department has identified the most significant drivers as disability absences and leave coverage, as well as the current paramedic shortage. The Department reported a total of 21,720 hours of leave in the first half of the fiscal year. Furthermore, as part of the Fire Department's Standard of Cover Recommendations, the City Council endorsed on November 27, 2023 a six-month squad pilot program that requires staffing consisting of 1 Captain and 1 Firefighter/Medic daily. Overtime is being used to fill these pilot positions at a cost of approximately \$1,101,021. The pilot program allows a two-person squad to respond to low-acuity medical calls instead of a four-person truck or engine, allowing those personnel to respond to calls which require additional staff and equipment. While the squad is an additional cost, it may allow the

Department to better address rising calls for service and avoid expanding more expensive expansions of truck or engine service. If the pilot program proves successful, the Department anticipates requesting additional staffing in the FY 2024-25 budget, with costs potentially offset by federal grant funds.

- Revenue increases of \$1.25 million are attributed to new grant revenue (i.e., library grants, DEI grant, Project Read, After School Programs, Human services grants).
- \$236,713 for operating expenses and professional services citywide of which \$80,000 is offset by revenue collected from fees.
- Expenditure increases include \$523,009 for the Library's Project Read Program and \$110,605 for several library programming grants, \$250,085 for the After School Enrichment Program, \$70,000 grant from the National League of Cities Institute for advancing economic mobility, and \$224,482 for the Information and Referral Program administered through the Fair Oaks Community Center, which are all offset by increases in grant revenue.

Special Revenue Funds

- Revenue increase of \$2.7 million results from a \$404,624 water grant, \$580,000 in new grant revenue for transportation projects, recognizing \$297,664 of development agreement funds received and \$1.4 million from a State of California Grant – Office of Public School Construction.
- Increase in expenditures total \$2.4 million and includes the \$404,624 Red Morton Park Regional Stormwater Capture grant, \$422,041 for the Roosevelt Traffic Calming project grant, and a \$1.4 million grant from the State of California for the Fair Oaks School Turf Field & Light Replacement project, all of which are offset by increases in grant revenue. An increase of the gas and electric budget to account for increases in PG&E electrical costs for streetlights and traffic signals is also included in the proposed expenditure budget increases. Expenditure decreases of \$113,617 are to align Housing-related operating expenses with updated expenditure estimates based on actual expenditures recorded to date in FY 2023-24.

Capital Projects Funds

Many of the following amendments reflect intentional delays in timing rather than substantive changes to project funding. The timing of funding allocation is often refined to align with the availability of matching funds or other regulatory requirements.

- Transfer of funds in several Parks projects
 - Decrease of revenue of \$404,624 due to a transfer of grant funds to the correct account for the Red Morton Park Regional Stormwater Capture Project.

- \$206,573 + \$128,786 + \$300,000 = \$635,359 deducted from the Parks Pathway project, the Fair Oaks Community Center facility upgrade and improvements project, and Stafford Park restroom replacement project. The majority of these are proposed to be reallocated back to these projects during the Fiscal Year 2024-25 Capital Improvement Program (CIP) budget process.
- Transfer \$490,000 to the Hoover Park project pending completion of NEPA environmental review.
- Transfer \$145,359 to the Play Equipment Amenity Replacement fund.

Enterprise Funds

- Revenue increase of \$122,464 is to recognize payments received from a development agreement. The proposed expenditure budget increases of \$70,689 are to retain outside legal services related to utility rates and fees and for wastewater treatment and disposal costs increase adopted by Silicon Valley Clean Water (\$20,00 and \$50,689).

Internal Services Funds

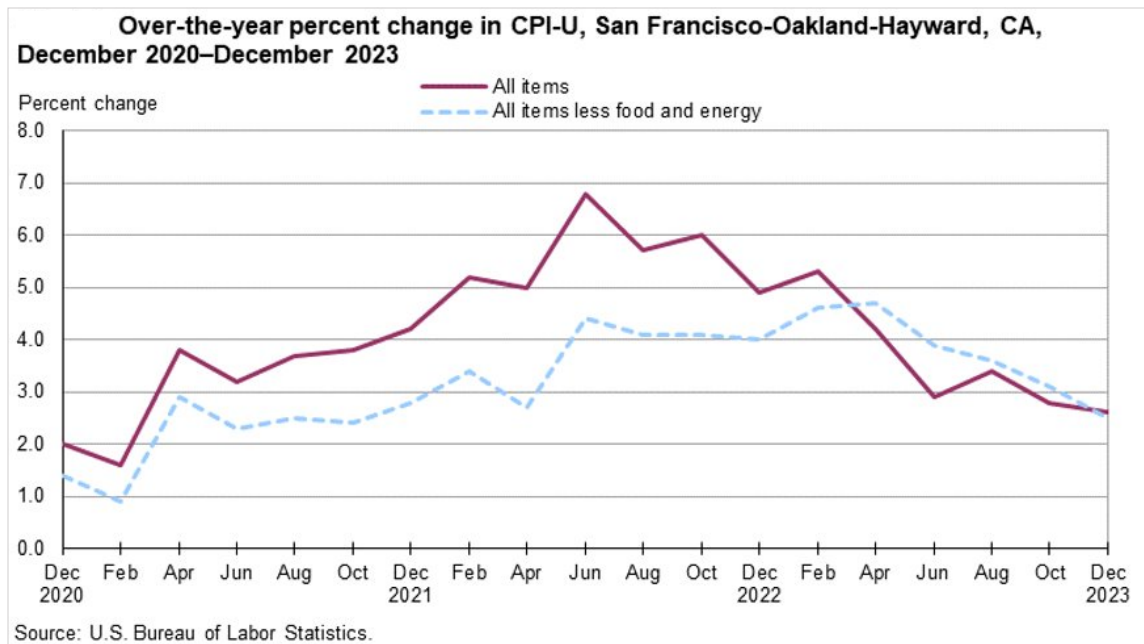
- Expenditure increases of \$1,672,264 are to increase budget for outside legal fees and claims which will be covered by available fund balance.

4. Economic Update

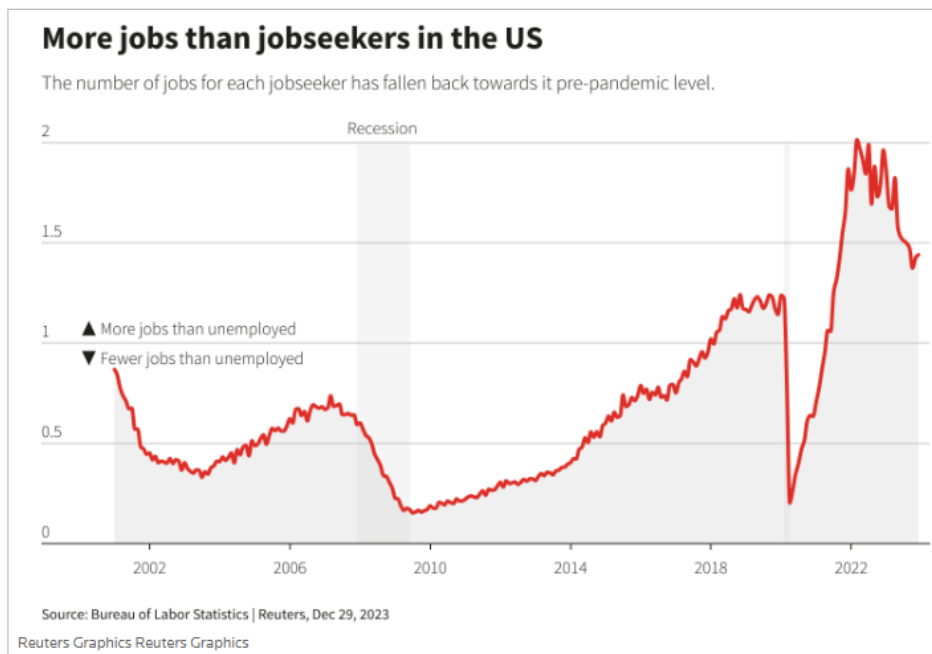
In the Economic Update, we briefly examine a few key drivers in the national, state and local economies as part of an environmental scan to inform the development of next year’s budget.

National Economy

At this time last year, economists were anticipating a global recession in 2023. Accordingly, revenue forecasts a year ago were tempered. Today, many economists agree the United States has likely averted that scenario in favor of a “soft landing” for the national economy as it recovers from the economic shock of the pandemic. The chart below shows the recent decline in the Consumer Price Index as inflation has begun to settle back down.



Another significant factor in the economy is the level of employment. There are currently more open jobs than jobseekers nationwide and, while this is a good economic sign of low unemployment, it is a difficult environment for employers to recruit and retain a talented workforce. This is particularly true for the government sector. *American City and County Magazine* reports, “While the private sector has more than made up the jobs it lost immediately after the advent of the pandemic, the public sector is still struggling... Across the country, local governments are dealing with varying degrees of workforce shortages.” According to the 2023 State and Local Workforce Survey, “Staffing shortages are most commonly reported to impact public safety, public health, engineering and skilled trades, but also areas like business and financial operations (46%).”



California Economy

At the state level, on January 10, Governor Newsom released a budget proposal projecting a \$38 billion shortfall for fiscal year 2024-25. According to the California Budget & Policy Center, “The shortfall reflects the steep stock market decline in 2022 ... that negatively impacted income tax collections from high-income Californians and corporations, as well as the economic dampening effects of the Federal Reserve’s interest rate hikes.”

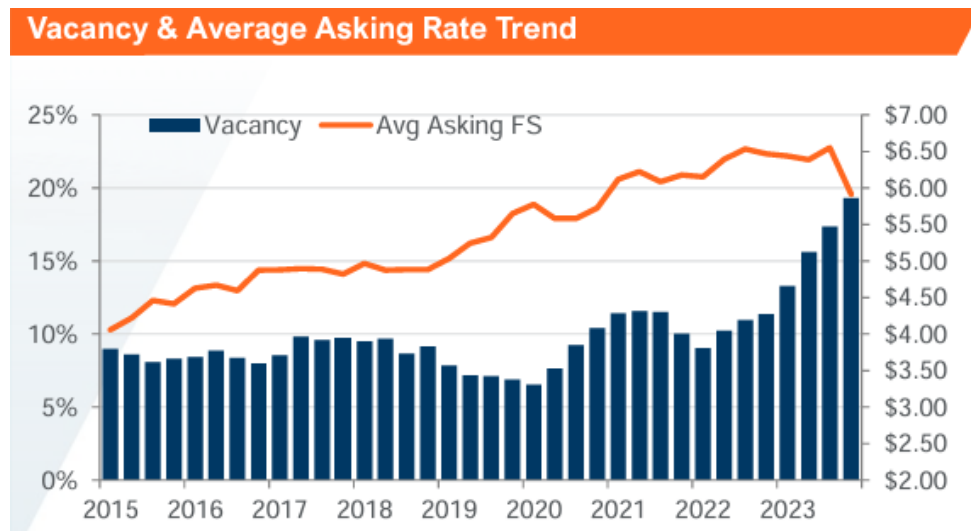
HdL Companies’ analyses of statewide sales tax revenues, depicted in the graph below, indicate a decline in revenue during the first half of the current fiscal year. This decrease, combined with modest growth in the second half of the current fiscal year, is expected to result in revenues staying relatively flat in fiscal year 2023-24. The firm forecasts modest growth of 2 percent to 3 percent in sales tax revenue for the foreseeable future.



Regional/Local Economy

The impact of the pandemic and remote work habits on the San Francisco Peninsula region’s commercial real estate market remains a significant concern for the local economy generally, and for property tax revenues essential to Redwood City’s budget. According to [CBRE Research](#), the Peninsula commercial real estate market experienced four consecutive quarters of occupancy loss in calendar year 2023. In the fourth quarter of 2023, the vacancy rate increased by 37.6 percent to 280,200 square feet. Larger spaces remained on the market for longer periods of time, and construction remained at a halt.

The chart below, released by Cushman & Wakefield for the fourth quarter of 2023, depicts with blue columns the 2023 increase in San Mateo County Research and Development and Office vacancies to double that of historic levels.



On March 1, 2024, staff will review more data on the regional economy upon its release by Join Venture: Silicon Valley in its annual briefing on the Silicon Valley economy. Furthermore, the City Council is scheduled to receive a presentation from the Bay Area Council Economic Institute regarding the Bay Area’s regional economy at its meeting of March 11, 2024.

5. Preliminary 2024 Ten-Year General Fund Budget Forecast

Each year, the City prepares a preliminary ten-year General Fund forecast in conjunction with the Mid-year Budget Update to provide an early indication of projected revenue and expenditure trends. Staff develops a second ten-year General Fund forecast each May in conjunction with the preparation of the City Manager’s Recommended Budget. The City reviews major cost drivers to anticipate and control expenses to the maximum extent possible and makes fiscal decisions within the framework of the forecast. This includes addressing rising pension costs and unfunded liabilities. The City also monitors its revenue sources to identify and plan for trends.

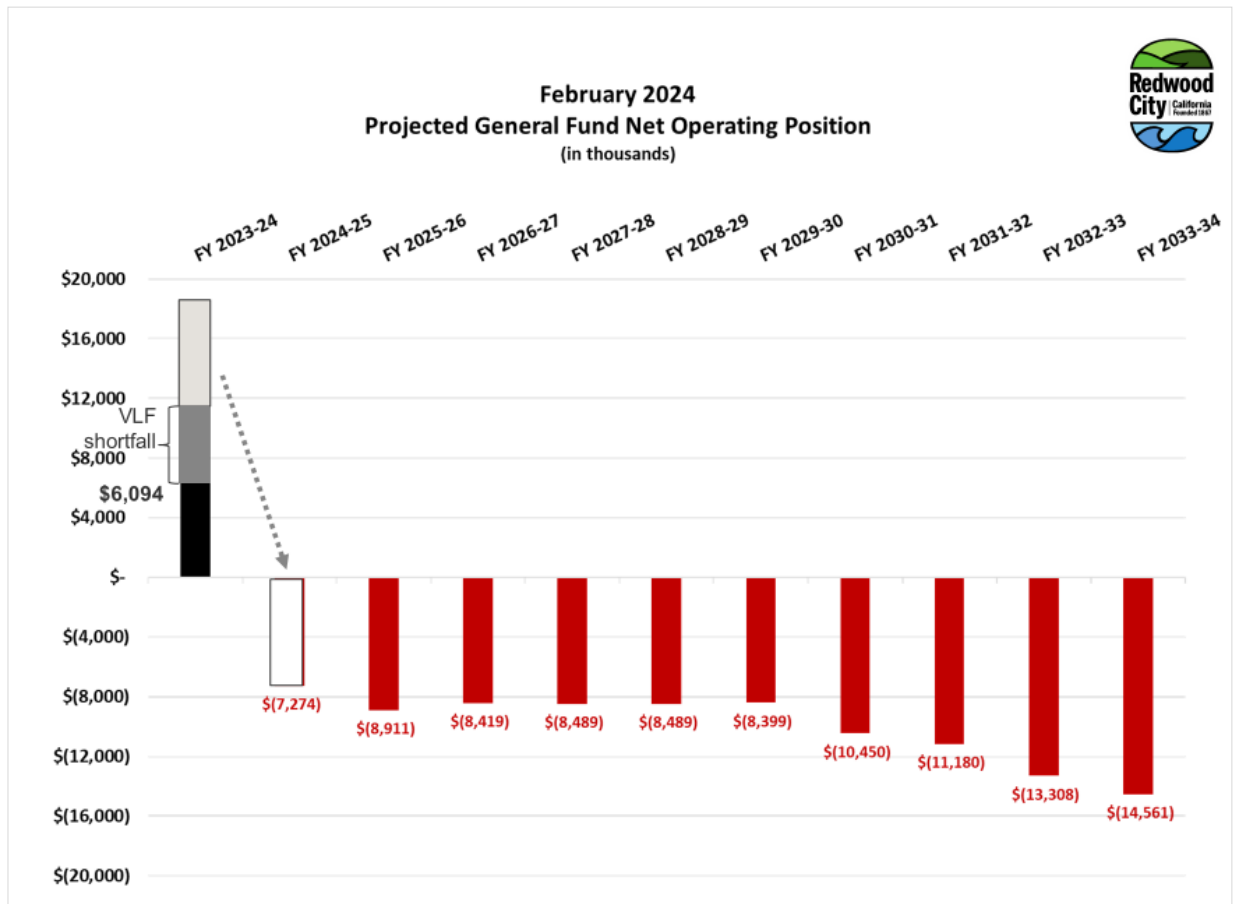
Major factors contributing to the forecast are detailed below. In addition to the March 11, 2024 presentation on the economy, staff continues to work closely with specialists to keep abreast of economic changes. The preliminary forecast shown below will be refined over the next few months, including an update and analysis of data from the Annual Comprehensive Financial Report for the previous fiscal year, and actual revenues and expenditures in the current fiscal year. The revised 10-Year General Fund Forecast will be included with the FY 2024-25 Recommended Budget.

Net Budget Position

The General Fund is forecasted to experience annual deficits for the foreseeable future, and those deficits are projected to grow larger over time. In the current fiscal year, the General Fund is estimated to have an operating balance of \$18.63 million, after deducting fund balance items that are not available for ongoing operations. This figure is attributable in part to the averted recession, unanticipated state revenue, and salary savings. However, this balance will presumably be required to balance next fiscal

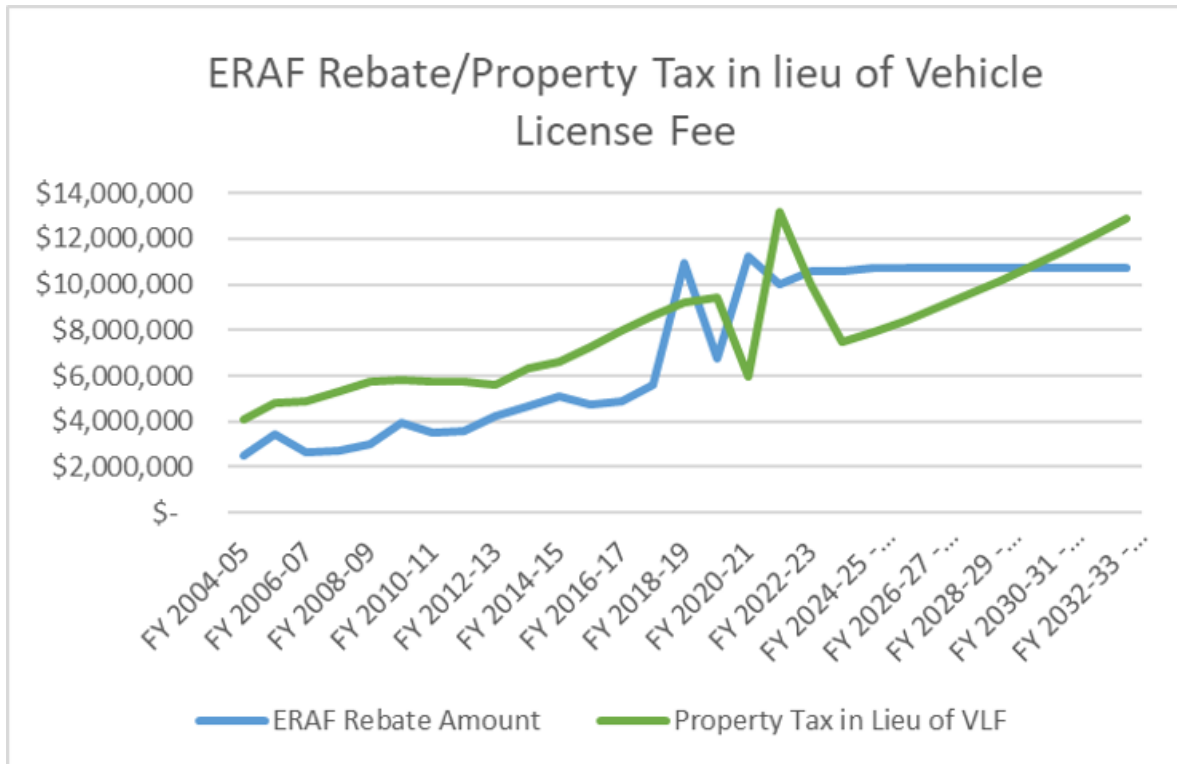
year’s budget, which is currently forecasted with a deficit of \$7.274 million, leaving a working operating balance of \$11.352 million. In addition, the State government has signaled the likelihood of withholding state funding designated for Redwood City. The most vulnerable of funds due to the City from the State is in-lieu Vehicle License Fee funding (VLF), which is described in greater detail below. In FY 2023-24, a total of \$12,317,919 in VLF is due to Redwood City from the State. Redwood City has received \$7,059,532 of that funding as of November 2023. This leaves a remaining shortfall of \$5,258,387 million which has yet to be received from the State. The withholding of these funds would reduce the fund balance to \$6.094 million. Due to the City’s structural deficit – in which annual expenditures exceed annual revenues – deficits are projected to persist and to grow from seven million to more than fourteen million dollars over the coming decade unless measures are taken to increase revenues or reduce costs.

Preliminary 10-Year General Fund Forecast



Revenue Projections

One of the greatest challenges in budget forecasting for California cities is predicting key sources of State funding that have become extremely volatile in recent years. As illustrated in the following chart, Redwood City’s Vehicle License Fee (VLF) funding has experienced exceptional variation between six and thirteen million dollars in recent years. Similarly, state funding from the Educational Revenue Augmentation Fund (ERAF) has fluctuated between seven and eleven million dollars in recent years. Together, the two State funding categories can create budget variances of \$10 million or more in any given year.



Redwood City's forecasts in the recent past assumed a worst-case scenario for these revenue sources, resulting in more generous year-end fund balances. This year, the Preliminary Forecast takes a more moderate approach, assuming neither the best-case scenario (e.g., assuming the ERAF rebate continues to grow as property values increase and the State makes cities whole for the VLF shortfall – a doubly-positive scenario that would result in eliminating the General Fund deficit), nor the worst-case scenario (e.g., assuming the State completely stops backfilling all of the shortfall in VLF funding owed to local governments).

What are ERAF and VLF?

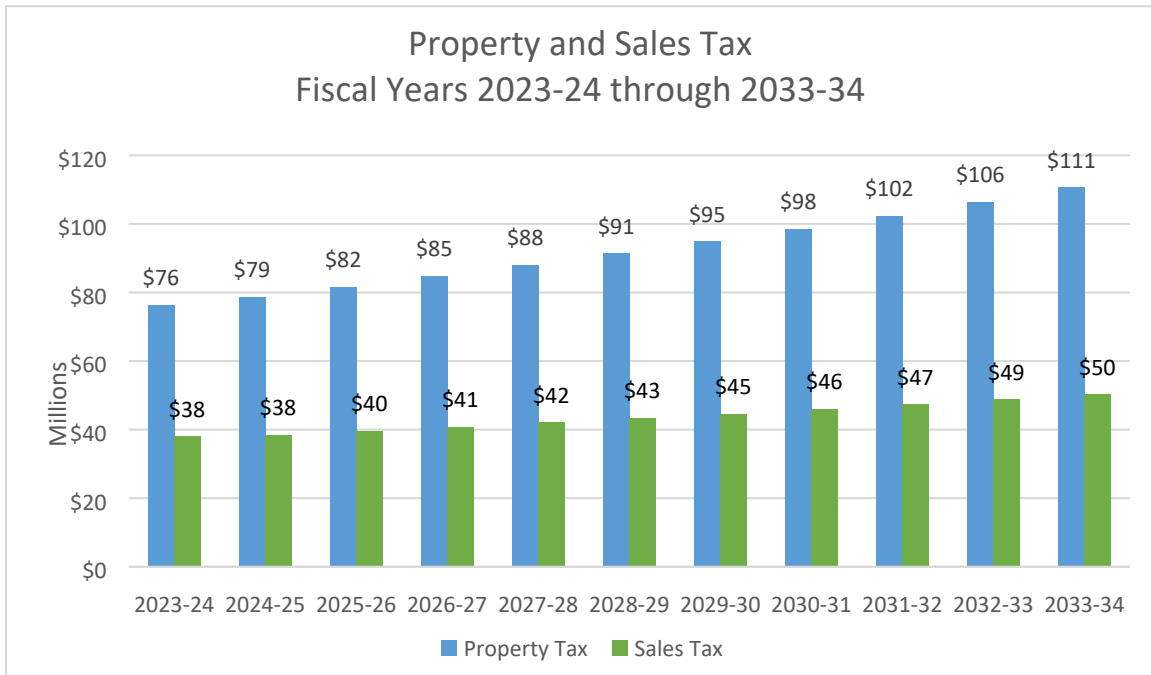
Educational Revenue Augmentation Fund (ERAF): In the early 1990s, the State permanently redirected a significant portion of property tax revenue from cities, counties, and special districts to schools and community colleges. The redirected revenue is deposited into a countywide account known as the Education Revenue Augmentation Fund, or ERAF. When the amount contributed to ERAF is more than the minimum cost of funding local schools, "excess" ERAF funds are returned to affected counties, cities, and special districts. This does not impact all counties, but San Mateo County is almost always impacted.

In-lieu Vehicle License Fee (VLF): The State's in-lieu VLF payment obligation arises from the VLF "Swap," which was part of the 2004 Budget Compromise. Under the terms of the Compromise, the State permanently reduced annual VLF revenues to local governments by 67.5% (and, for two years, the State shifted an additional \$1.3 billion in local property taxes away from local jurisdictions) to pay the State's school funding obligations. In exchange, the State guaranteed counties and cities an annual in-lieu VLF payment. The resulting VLF law, which codified this compromise and remains in effect, explicitly states that city and county ERAF monies are not to be used to pay the State's VLF obligation. (This commitment was reinforced by the voters' subsequent statewide approval of Proposition 1A, which ensured the State would not cover its obligations with future 'shifts' of city and county funds.) This ongoing (i.e., permanent) in-lieu VLF obligation is adjusted annually based on growth in the assessed value of property within local agency boundaries (Rev. & Tax. Code § 97.70).

ERAF and VLF shortfalls: In San Mateo County, the direct funding sources identified in statute are insufficient to cover the full amount of the in-lieu VLF payment, causing a funding shortfall. The shortfall arises because there are insufficient funds from ERAF and property taxes of the relatively few non-basic-aid schools in San Mateo County to cover the State's total payment obligation. (The State backfills the school districts, so they do not suffer any loss from the in-lieu VLF payment.) Historically, the State has made counties and cities whole by reimbursing in-lieu VLF shortfalls through a special appropriation in the State budget. This appropriation is consistent with the commitments made in the 1990s and 2004, ensuring that all counties and cities receive their full in-lieu VLF payment required by law.

In response to state budget shortfalls, the State Department of Finance has recommended reducing these funding sources or reallocating them away from cities and counties altogether. Redwood City's local representatives in the State Assembly and State Senate have advocated tirelessly to protect these funding sources from being cut or directed away from the local governments that rely on them, but pressure remains to redirect this local funding to other demands in the State budget.

At approximately 40 percent of General Fund revenues, Property Taxes represent the greatest single contributor to Redwood City’s financial stability. The Preliminary Forecast assumes Property Tax growth slowly rising from 3.1 percent to 4.2 percent over the next ten years. Sales tax is the second highest contributor to Redwood City’s revenue stream, representing approximately 20 percent of the City’s General Fund budget. The Preliminary Forecast assumes moderate growth of approximately three percent annually in Sales Tax.



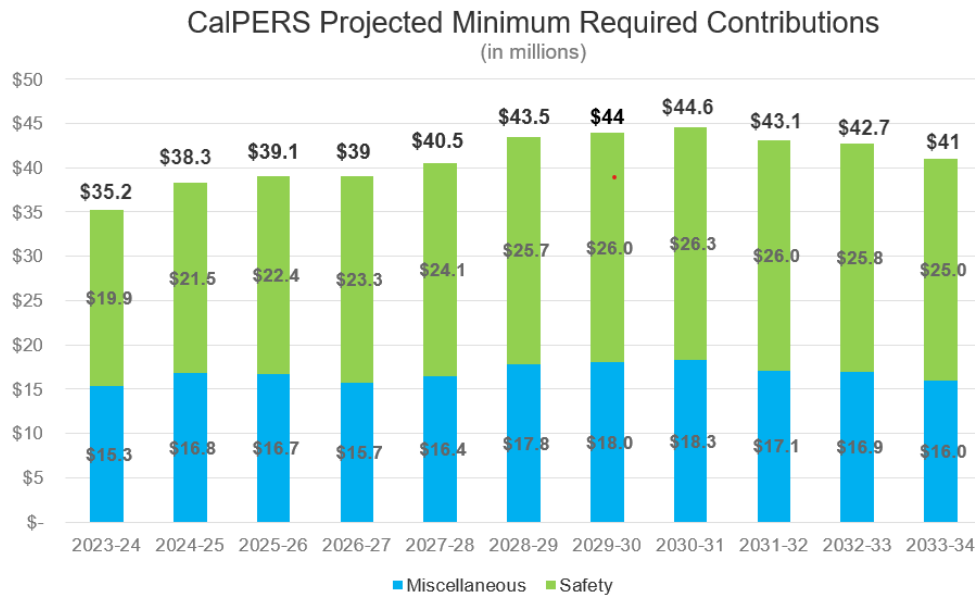
Expenditure Projections

The City exists to provide services based on community priorities, and those services are performed by people. Nearly 70% of operating budget is for employee-related costs – and over half (56%) of those costs are for police and fire services. The preliminary forecast assumes employee costs will increase over time, which is consistent with the City’s past experience and reflects a competitive environment for recruiting and retaining employees.

Like public agencies across the state, Redwood City also faces escalating payments to fully fund benefits for already retired employees. Over a decade ago the City began reforming benefits to manage costs, reducing benefits for newly-hired employees and requiring employees to contribute up to 16 percent of their salary toward their pensions. While these actions were essential to moderating cost increases, the City’s unfunded pension liability is primarily related to former employees who are retired or not currently employed by the City.

Paying Down Pension Liabilities

This chart illustrates the City’s minimum obligation, required under the City’s contract with the California Public Employees Retirement System (CalPERS) to fund pension benefits for already-retired and current employees.



However, the City has been exceeding minimum obligations. During the FY 2019-20 budget adoption process, the City Council adopted an ambitious pension plan funding strategy to make higher additional annual contributions directly to CalPERS over the following 18 years (15 and a half years remaining) to accelerate the payoff period for unfunded pension obligations. This approach was estimated to save the City approximately \$38 million in interest payments and allow the City to fully fund pensions approximately three years earlier.

Consistent with this accelerated funding plan, the Preliminary Forecast includes additional direct annual payments to CalPERS ranging from \$250,000 to \$5.7 million, and annual contributions of \$500,000 to the City’s Section 115 pension trust account. Trust proceeds, including investment earnings, will be used in future years to help pay for increased annual pension costs, however payments have not yet been incorporated into the Preliminary Forecast.

A second category of retirement-related benefits that affect the City’s finances is the City’s retiree health program, also known as Other Post-Employment Benefits (OPEB). The City currently provides eligible retirees with reimbursement of their medical insurance premiums, subject to their collective bargaining agreement, which includes a maximum reimbursement amount. The City has negotiated benefit reforms with City employee organizations in recent years to limit cost increases associated with retiree health benefits. Additionally, the Preliminary Forecast includes anticipated additional General Fund

contributions to the California Employer's Retiree Benefits Trust Section 115 trust account of \$300,000 annually, in order to build resources towards paying off unfunded retiree health (OPEB) liability in future years.

In light of the City's structural deficit, staff recommend reconsidering the City's strategy of making extra payments to CalPERS. These payments are not required and contribute to the rising expenditures included in the Preliminary Forecast – on top of mandatory increased payments to CalPERS. Later this spring staff will provide an update to the City Council on the City's pension funding strategy to consider whether to make any modifications to the strategy. Staff will also recommend a timeframe for using pension Trust proceeds toward pension obligations, and retiree health Trust proceeds toward retiree health obligations. Using Trust proceeds to pay obligations would reduce pressure on the General Fund.

5. Proposed Framework and Timeline for FY 2024-25 Budget Development

The consideration and adoption of the City budget has always been one of the most important actions that the City Council takes. The budget enables the City to provide community services by establishing staffing of the organization, and by setting the amount of funds spent in any given fiscal year. The City's Strategic Plan, financial policies, and commitment to best practices continue to guide development of the FY 2024-25 Recommended Budget.

At the February 26, 2024 City Council meeting, staff will seek City Council direction on the proposed framework for developing the FY 2024-25 Recommended Budget:

1. Provide services that reflect community priorities and advance the City's Strategic Plan, taking into account community feedback provided in the bi-annual community satisfaction survey and City Council input provided on February 3, 2024, such as support for core services, for sustainability initiatives and senior services, for economic development activities, for cost containment, for review of the City's Anti-Displacement strategy, and for limiting new initiatives in light of the City's deficit.
2. Adhere to financial best practices and City policies, such as:
 - a. Using ongoing revenue to fund ongoing expenses;
 - b. Using one-time revenues for one-time expenses and to pay down long-term liabilities;
 - c. Ensuring adequate reserves.
3. Use FY 2023-24 operating balance to support City services in FY 2024-25, with any remaining balance allocated 80% toward City liabilities and 20% toward one-time uses to advance City Council priorities. This was the City's practice prior to the COVID-19 pandemic.
4. Continue reimagining services by studying service levels against accepted performance standards and community needs, leveraging technology, and applying an equity lens.

5. Continue the City’s multi-pronged strategy to ensure the City can sustainably provide the services the community expects and to ensure that the City can maintain vital infrastructure. This includes:
 - a. Implementing economic development initiatives, updating the City’s sign ordinance to allow for revenue from digital signs, exploring lease revenues, and seeking grants.
 - b. Updating fees to ensure everyone who uses City services pays their fair share.
 - c. Reviewing utility rates to make sure the City has needed funds to maintain essential City infrastructure. Consistent with the City’s concern for vulnerable residents, implement City Council-approved increased discounts to those who qualify for utility rate breaks.
 - d. Studying a potential revenue measure for voters to consider in November 2024.

Staff recommends the following timeline for the development of the FY 2024-25 Budget; all dates are public meetings of the full City Council and members of the public may participate:

| | |
|--|----------------|
| Economic Update presented by Bay Area Council Economic Institute | March 11, 2024 |
| Capital Improvement Program Study Session | April 1, 2024 |
| Community Satisfaction Survey Results Study Session | April 1, 2024 |
| Economic/Workforce Development Plan ² | April 15, 2024 |
| Community Development Block Grant/HOME Annual Action Plan Public Hearing | May 6, 2024 |
| Formal Budget Submittal to Council Study Session | June 10, 2024 |
| Budget Public Hearing and Adoption | June 24, 2024 |

EQUITY IMPACT STATEMENT

In addition to identifying financial resources for the City’s operations, Redwood City’s annual operating budget also serves as a strategic planning document. It lists goals for each department for the fiscal year, within which equity and inclusion are explicitly considered. Progress towards these goals is reported in this staff report.

FISCAL IMPACT

With respect to the proposed Mid-Year Budget Amendments, the net change in fund balance for each fund is shown in the Analysis Section of this report. Sufficient resources are available within the fund balance/net position in the respective funds, or will be made available through grants or increased

² In addition to economic development activities endorsed in the City Council’s October 2023 study session, staff will identify resources required to study local labor standards. At the City Council’s August 26, 2023 meeting, City Councilmembers expressed interest in understanding what resources would be required to study local labor standards so that the City Council could consider providing direction on incorporating such a study in the FY 2024-25 budget.

revenues that are scheduled to be received this fiscal year to support these recommended appropriation adjustments.

There is no fiscal impact associated with the recommendations of this staff report. Staff time required to develop the FY 2024-25 budget is provided within current budget appropriations.

ENVIRONMENTAL REVIEW

This activity is not a project under California Environmental Quality Act (CEQA) as defined in CEQA Guidelines, section 15378, because it has no potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

ALTERNATIVES

The City Council could request that staff develop an alternative strategy for developing the FY 2024-25 budget. The dates provided in this report are recommended by the City Manager and may be changed at the City Council's discretion.

ATTACHMENTS

Attachment A – Mid-Year Update on FY 2023-24 Goals

Attachment B – Resolution appropriating and transferring certain funds for specified purposes during FY 2023-24 (including Exhibit A – Changes in Revenues, and Exhibit B – Changes in Expenditures)

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APPROVED BY:

Melissa Stevenson Diaz, City Manager

**FISCAL YEAR 2023-24 GOALS
ORGANIZED BY GUIDING PRINCIPLES
*MID-YEAR UPDATE***

(Updated February 12, 2024)



Department Acronyms

- ASD – Administrative Services Division
- CDT – Community Development & Transportation
- CLK – City Clerk’s Office
- CMO – City Manager’s Office
- FD – Fire Department
- HR – Human Resources
- LIB – Library
- PD – Police Department
- PRCS – Parks, Recreation, & Community Services
- PWS – Public Works Services

Completed On Track Delayed



AESTHETICS

Support a safe and clean and attractive environment.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| SMARTIE Goal: Begin Central Redwood City planning process, developing consultant scope by December 2023 with a focus on inclusive outreach to get community feedback on uses, design standards, and the public realm. | CDT | 75% | Consultant scope has been developed, RFP will go out in January/February. Scope will continue to be refined as final consultant is selected and contract is finalized this spring. |
| In coordination with the Community Development and Transportation Department, complete a tree inventory audit and begin work on updating the City’s tree ordinance by July 2024. | PWS | 10% | Staff has selected a contractor to perform a tree inventory audit and is working to finalize the terms of the agreement. Upon completion of the audit, staff will begin updating the City’s tree ordinance. |

Completed On Track Delayed



COMMUNITY BUILDING AND COMMUNICATION

Build community through information sharing, transparency, dialogue, and community engagement.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|---|---|
| Begin implementation of the new 2023-25 Library Service Priorities to support the community aspirations of access, inclusion, health, and safety for all residents in July 2023. | LIB | 100% | The two-year plan contains 75 action steps. After six months, 65 of those are underway. |
| Reboot Social Service Office Hours and other programming in partnership with community organizations to provide support to vulnerable members of the community, with a particular focus on mental health, by January 2024. Host at least 8 partner agencies, who will connect with a total of at least 200 community members, by July 2024. | LIB | 25% | Capacity of partners to provide staff to send to library has delayed start. Mental health support sessions for teens from the youth-led organization Safespace will be provided twice monthly beginning in January. |
| By June 2024, engage teens and opportunity youth in the development and delivery of learning opportunities on topics of importance to them through a new “Library Takeover” program series to support their co-creation of meaningful library programming and activities. | LIB | 50% | Planning phase is nearly complete. Library Takeover application process will occur in early 2024. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Launch redesigned “Meet Your Neighbors” program to foster one-on-one dialogue between community members with different lived experiences by March 2024, with a plan to offer the events twice yearly going forward. | LIB | 75% | Initial Meet Your Neighbors program was held in fall during United Against Hate week. |
| By July 2024, develop a plan to deliver Library programs and events for all ages, including health and wellness activities, in the new Downtown Park space adjacent to the Downtown Library | LIB | 25% | Planning has begun but is on hold until final park design documents are completed. |
| SMARTIE Goal: Conduct a comprehensive review of the Library’s activities, services, and physical and online collections to facilitate more equitable access to Library resources for Spanish-speaking community members. Begin implementation of new strategies for language access based on the results of the assessment by April 2024. | LIB | 50% | Several enhancements have been launched, including <i>Bienvenidos</i> interpretation grant, <i>The Shelf</i> online Spanish-language video platform, and additional Spanish language library programs. Comprehensive review is underway but not completed. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|---|--|
| <p>SMARTIE Goal: Develop a citywide language access policy by June 2024.</p> | <p>CMO</p> | <p>50%</p> | <p>Completed data collection/analysis and extensive community engagement of the project, including internal and community conversations and presentations, and conducted a survey (available in Chinese, English and Spanish) yielding over 600 responses. Provided an update to the Communications Sub-Committee meeting in October 2023. Draft policy development is underway through March 2024. Final policy considerations will be completed by June.</p> |

Completed On Track Delayed



COMMUNITY FOR ALL AGES

Create conditions that enable all residents to live the healthiest life possible.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|--|---|
| Complete Phase I of the Veterans Memorial Building/Senior Center (VMB/SC)-YMCA project that includes the opening of the new 45,000 square foot VMB/SC to the public by Spring 2024. | PRCS | 75% | While progress continues on the construction of the new Veterans Memorial Building/Senior Center, there have been some time delays which have extended the completion date for the project. Currently, we expect substantial construction completion by late summer and with a public grand opening anticipated for the fall. |
| Begin construction of the new Downtown Library Park by April 2024. | PRCS | 50% | The extensive community engagement process yielded a final design preference. Staff expects that the construction drawing phase and CEQA review to go out to bid for construction in early 2025. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| Finalize the community engagement process and develop preferred design of the Hoover Park Master Plan project by December 2023 and launch the construction phase by June 2024. | PRCS | 75% | The extensive public engagement process was completed prior to December 2023 and the project is now in the construction drawing phase. Construction Drawings will have to be reviewed and approved first by the Department of State Architect (DSA) since Hoover Park is located on school (State) property. As soon as the City receives approval, we will send the project out to bid for construction (revised estimated time is December 2024). |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Offer 25% more youth and teen programs in Environmental Justice (EJ) neighborhoods through free mobile recreation, mentoring/career networking, and events by June 2024. | PRCS | 100% | <p>Staff focused on adding new youth and teen programs in Environmental Justice (EJ) neighborhoods with the following programs:</p> <ul style="list-style-type: none"> • Free Mobile Recreation Programs (Mezes Park, Spinus Park) • PACE program support in Downtown- 115 participants • Teen Career Networking programs (Downtown)- 38 participants • Teen Mic’d Night at the Fair Oaks Community Center-45 participants • Pre-school Science Fair at the Fair Oaks Community Center-80 participants • Kids Night out at the Fair Oaks Community Center <p>Planning to implement Pre-school play space at Fair Oaks Community Center Spring 2024</p> |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|-------------|---|---|
| <p>SMARTIE Goal: Initiate the PRCS Commission recommended “Complete Parks Indicators” project with the goals of providing all residents with easy access to a great park, close inequitable gaps in parks access and quality, and support health and health equity. This multiyear project will begin with creating key indicators (metrics) in the seven Elements developed by ChangeLab Solutions: Engage, Connect, Locate, Activate, Grow, Protect, and Fund. By June 2024, create at least three metrics in each of the seven Elements and begin data analysis to inform Department recommendations by June 2025.</p> | <p>PRCS</p> | <p>20%</p> | <p>Recommended by the PRCS Commission in June 2023 and approved by the City Council in August 2023, work has just begun on the Complete Parks Indicators initiative. A PRCS Commission subcommittee on Park Equity has been formed, and the model and benchmark analysis has begun.</p> <p>The development of at least three equity metrics is on track for completion by June.</p> |

Completed On Track Delayed



ECONOMIC VITALITY

Support Redwood City’s economic prosperity by attracting, retaining, and expanding a diverse mix of businesses that meet community needs.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| Continue to implement Economic Development Workplan initiatives included in the Economic Resiliency Plan presented by August 2024. | CMO | 75% | The City’s former Economic Development Manager departed in July 2023. Despite this, staff have successfully achieved approximately 75% of the goals outlined in the Economic Resiliency Plan. Additionally, the City Council is set to review a new two-year Economic and Workforce Development Plan in the spring, which integrates some outstanding tasks from the previous plan. |
| Identify underused sites within the Downtown for possible mixed-use or hotel development by locating four sites for consideration by brokers or realtors by January 2024 | CMO | 25% | This work will now be included as part of the Downtown and Central Redwood City Planning process that will commence in spring/summer 2024. |
| Connect with other relevant agencies and departments to streamline the permitting process for pop-up retail and restaurant uses by initiating at least three meetings with at least three different contacts before September 2023 | CMO | 50% | The Community Development Department is currently implementing various operational changes recommended by the City’s consultant. Following the implementation of these changes, the staff will proceed to develop the policies required to streamline the permitting process for pop-up retail and restaurant uses. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|---|--|
| Develop signage and wayfinding guidelines to ease customer navigation by reaching out to at least three relevant consultants to bid on a City contract for their design services before October 2023. | CMO | 25% | This project was delayed due to staff transitions (Economic Development and Assistant City Manager). Staff intends to update the City’s policies around signage in late 2024. As part of this process, staff will conduct outreach to stakeholders to develop policy recommendations for the City Council to consider. |

Completed On Track Delayed



EXCELLENCE IN GOVERNMENT OPERATIONS

Uphold the highest standards of professionalism within City Operations, and encourage fiscal responsibility, innovation, and strategic decision making.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|---|--|
| Deliver a training series on the Council’s Foundational Guiding Principle of Equity to 650 employees by June 2024. | CMO | 40% | 250 have completed the multi-part training and 200 are currently enrolled in the winter series meaning 68% of employees have completed the series or are currently enrolled. |
| Analyze additional options for revenue generation to support a balanced budget over the next 10 years and provide recommendations on revenue generation through the Finance and Audit Committee to the City Council by December 2023. | ASD | 100% | Recommendations provided to Finance and Audit Committee in September and October 2023 and presented to City Council in November 2023. |
| Develop strategies to communicate the City’s financial status and enhance the City’s financial sustainability, including recommendations on budget-balancing strategies by March 2024. | CMO | 100% | Working through the Finance and Audit Committee, recommendations were presented to the City Council in November 2023. Work continues through 2024. |
| Reduce by 15% the outstanding balance for accounts receivable by June 2024. | ASD | 50% | Efforts will continue throughout 2024 to reach this goal. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| Conduct an organizational review of the support functions provided within the City Manager’s Office the City Clerk’s Office and the City Attorney’s Office by October 2023 and develop an implementation plan by December 2023. | CMO | 100% | Organizational review was completed in early 2024; internal steering committee is developing plans to implement recommendations beginning in spring 2024. |
| Update the City cybersecurity plan by December 2023. | ASD | 100% | Complete. |
| Create a plan to reorganize the City Clerk’s records filing system, complete one annual citywide authorized records destruction event, and hold four multi-departmental records management working group meetings to evaluate and support City departments in developing and implementing enhanced records management practices by January 2024. | CLK | 25% | City Clerk staff initiated the authorized records destruction event and will complete destruction of approved files before the end of the FY. One multi-departmental records management working group meeting has been held and meetings will resume in the coming months. Work has yet to begin on creating a plan to reorganize the City Clerk’s records filing system due to the staff lead being on leave, changes in City Clerk’s Office staffing and shifting priorities. |
| Finalize a multi-year initiative to recodify and reorganize the City’s municipal code to increase access to Redwood City laws for staff and community members January 2024. | CLK | 75% | Department Heads have reviewed draft updates and provided feedback for City Clerk and City Attorney review. The consultant is now reviewing and incorporating final comments. Staff anticipate completing this project by the end of the FY barring any unforeseen setbacks. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| <p>Implement expanded eligibility criteria for City Boards, Commissions, and Committees (BCCs) through new outreach and engagement mechanisms designed to attract newly-eligible community members and bolster recruitment outcomes to provide the City Council with a robust application pool in advance of the Spring 2024 BCC recruitment to fill nearly 30 vacant positions, and support BCC members and staff liaisons through enhanced training and support mechanisms to ensure more equitable and inclusive contribution to City programs and services by BCCs by July 2024.</p> | <p>CLK</p> | <p>50%</p> | <p>Expanded eligibility criteria have been implemented and staff are preparing to launch the Spring 2024 BCC recruitment. By leveraging professional staff on loan to the City through the Management Talent Exchange Program, City Clerk staff successfully launched an optional BCC member demographic survey to better understand current member demographics compared to U.S. Census and American Community Survey data in order to identify disparities in representation on BCCs compared to the overall Redwood City community. This analysis will serve as a roadmap for 2024 recruitment outreach efforts with the goal of delivering to the City Council an applicant pool more representative of the Redwood City community.</p> |
| <p>Release the City’s updated Permit System, which will allow for online permit submittals and online payments by December 2023 and work towards 100% online payments by June 2024.</p> | <p>CD</p> | <p>25%</p> | <p>The new Permit system was released, but due to data configuration issues only a few permits are currently able to be processed online. Staff are working on a re-configuration of the permit data to make more permits available for on-line processing. The City is also hiring a temporary Permit System Analyst to assist with this process and move it forward faster.</p> |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Implement new performance measures for Building Division to decrease permit processing times by 20% by the June 2024. | CD | 75% | 75% of Performance Measures are complete. Staff is continuing analysis to better align performance metrics with data available through our permitting software. |
| Complete an Organizational Review for Planning and Engineering/Transportation Divisions by October 2023 and create a multi-year implementation plan for resulting recommendations by January 2024. | CD | 75% | The Organizational Review was delayed due to Development Director and Transportation Manager turnover. The Consultant was also delayed on returning documents and responding to City comments. The report was finalized in January and a multi-year plan is included in the final plan. City staff have already begun moving forward on significant items such as adding appropriate staff for the recommended split of CDT (Engineering/Transportation and Planning/Building) and hiring of key positions. The Implementation plan will be finalized by end of February 2024. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Host an expanded in-person Health and Wellness Benefits Fair in September 2023 to include information and activities to all city teammates and also provide City-offered benefits information to help educate regular, benefited teammates to prepare them to make benefit selections during the benefits Open Enrollment period September – October 2023. | HR | 100% | In-person Health and Wellness Fair held on September 27, 2023 at the Community Activities Building. <ul style="list-style-type: none"> 30 Employees visited the Open Enrollment table for assistance 35 vendors participated 54 free flu shots given 300+ lunch meals served |
| Provide five health and wellness presentations via Zoom or in-person on topics identified in the Health and Wellness Survey to all City teammates by June 2024. | HR | 80% | Health and Wellness Webinars provided by City’s EAP (AETNA): 8/31/23: Adopting a Healthy Lifestyle 11/7/23: Impact of Gratitude 12/6/23: Stress Management 1/10/24: Nutrition Basics 2/8/24: Wellness for Busy People |
| Create and upload all relevant Employee Self Service (ESS) Benefits job training guides to the City’s Help Center website for all City teammates to access by June 2024. This will allow teammates to be self-sufficient on-line when accessing and/or making changes to their benefits. | HR | 25% | Delayed due to staff shortage on Benefits Team (staff on leave) . Staff are creating ESS Benefits job training guides and plan to finalize and upload them by June 2024. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|----------------|---|--|
| Partner with the Police and Fire Departments to conduct recruitments on a more continuous schedule with the goal of having active hiring eligible lists readily available to use to fill a vacant position. For the Fire Department, we will conduct two recruitment processes a year for Firefighter: a recruitment for Entry Level Firefighter to be completed by August 2023 and a Firefighter Trainee recruitment to be completed by January 2024. | HR FD PD | 100% | <p>Firefighter Trainee: A recruitment process was completed in May 2023, resulting in an eligibility list of 45 candidates. Six candidates were hired from this list in August 2023.</p> <p>Lateral Firefighter Paramedic: Instead of an Entry Level Firefighter recruitment it was determined that a Lateral Paramedic Firefighter recruitment process was a priority and was initiated in September 2023. An eligible list will be established in February 2024.</p> |
| Conduct an employee engagement survey for all employees to measure the connection employees have toward their work, team, and organization with the goal to help build a strong workplace culture by December 2023. | HR CMO | 0% | Work on the employee engagement survey has been delayed due to staffing shortages. Staff anticipate launching the survey in spring 2024. |
| Prepare water and sewer fee update by December 2023. | PWS | 100% | The City Council adopted amendments to various chapters of the Redwood City Municipal Code related to water and sewer fees in January 2024. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| <p>SMARTIE Goal: Expand implicit bias training to all raters serving on an interview panel that results in creating a hiring eligible list by January 2024.</p> | HR | 100% | <p>HR partnered with the Equity and Inclusion Officer Briana Evans to provide implicit bias training to Police and Fire promotional interview panels and HR provided implicit bias training as part of all rater orientations for recruitments that resulted in an eligible list. HR continues to broaden implicit bias training materials for oral board raters and look for other delivery options.</p> |
| <p>SMARTIE Goal: Conduct one training for all Board, Commission, and Committee (BCC) members focused on statutory requirements, communication tools and strategies, aligning work with the City Council’s strategic priorities, equity, and developing and strengthening member leadership skills by August 2023.</p> | CLK | 100% | <p>Staff conducted training for BCC members in July, 2023. A recording of the training is available to new members onboarded after the live training.</p> |
| <p>SMARTIE Goal: Identify two new ways to broaden the pool of bidders in purchasing bids over \$100,000 by March 2024.</p> | ASD | 0% | <p>Due to drastic staffing shortages in the Finance Division, work toward this goal has been postponed pending the hiring and onboarding of a new Principal Analyst for Purchasing and Budgeting.</p> |

Completed On Track Delayed



HOUSING

Meet our unique community housing needs for people at all income levels.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|---|--|
| Complete the following Anti-Displacement Strategy (ADS) recommendations by June 2024 | CMO | See below | See below |
| <ul style="list-style-type: none"> Develop and adopt a tenant protection ordinance (ADS Recommendation #1); | CMO | 75% | Staff conducted community outreach on potential right to return and anti-harassment policies. Staff presented research, outreach, and recommendations to City Council in August 2023, and Council directed staff to proceed with updating the City’s existing Relocation Assistance and Minimum Lease Terms Ordinances per the ADS, further explore right to return options, and contract with a tenant/landlord services provider. The City issued a request for proposals for a tenant/landlord services provider in fall 2023 and staff is currently reviewing a draft ordinance. |
| <ul style="list-style-type: none"> Launch and implement the housing preservation fund (ADS Recommendation #2); | CMO | 100% | The Affordable Housing Preservation Program was established and launched in July 2023 and initially funded with \$6.5 million. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| <ul style="list-style-type: none"> Negotiate a memorandum of understanding (MOU) with the Housing Endowment and Regional Trust (HEART) (ADS Recommendation #3). | CMO | 0% | This item is delayed. The City is waiting for a draft MOU from HEART to review. |
| Release a notice of funding availability (NOFA) for new affordable housing production by September 2023 and award funds to new affordable housing project(s) by June 2024. | CMO | 75% | The NOFA was released in August 2023, with \$8.3M available in HOME and other City funds. The City received three applications. The City Council approved funding award recommendations on February 12, 2024. |
| Reduce by 40% the number of encampments or number of unsheltered individuals living in encampments by July 2024. | CMO | 50% | As of November 2023, there was an estimated 29% decrease in the number of encampments and an estimated 12% decrease in the number of people living in encampments in Redwood City. The bi-annual One Day Homeless Count took place on January 25, 2024, and we will get an updated estimate of encampments residents from that Count later this spring. |
| Increase the mandatory registration rate of Short-Term Rental operators in Redwood City from 50% to 60% by imposing stricter enforcement procedures by June 2024. | CD | 0% | The existing compliance vendor was not performing compliance to the level the City needed. The City is currently preparing an RFP to find a new Short-Term Rental compliance vendor. Staff anticipates having a new contract in place in the spring and will then be in a position to enhance enforcement procedures. |

Completed On Track Delayed



PUBLIC SAFETY

Provide for the health, protection and well-being of all community members, neighborhoods, visitors, and businesses.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Expand internal Wellness Program, building upon existing programs and in collaboration with the Police Department and Counseling Team International, to ensure we are able to keep our staff physically and mentally well and able to effectively serve the community by hosting six First Responder Resiliency eight-hour training sessions available to both the Fire Department and Police Department by June 2024. | FD PD | 100% | The Department expanded the internal Wellness Program and hosted six First Responder Resiliency eight-hour training sessions. |
| Procure a site for a training facility and build the facility as designed by July 2024. | FD | 90% | In concert with San Mateo County, the Fire Department has secured a site for the training facility and is negotiating a lease agreement. |
| Partner with the College of San Mateo to facilitate a regional fire academy by January 2024. | FD | 100% | The Fire Department partnered with College of San Mateo which hosted the first joint regional fire academy. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Develop implementation plan for recommendations in the Police Operations and Data Analysis Report by November 2023. | PD | 100% | Implementation of the recommendations is a phased project that will occur over several years. With respect to the objectives identified for fiscal year 23-24 the Department has successfully implemented most of the changes. The Department has streamlined its chain of command with the elimination of the Deputy Chief position, the elimination of one of three divisions (Administrative and Investigations Divisions consolidated into a Support Services Division) and the addition of a command staff level professional staff position to oversee major components of the budget, finance, payroll and purchasing and acquisitions. Pending actions include the creation of additional professional staff support positions and the reclassification of others. |
| Replace all major components of Police radio communications system, including replacement of transmitters, receivers, base stations, antennas, dispatch consoles, repeaters, wiring, cabling, and associated software, by December 2023. | PD | 75% | All necessary equipment has been purchased, received and staged for installation. Six new radio consoles have been installed in the dispatch center. New cabling has been installed at four of the five transmitter/repeater locations, the fifth is in progress. A sixth antenna/repeater site had been identified and all necessary permissions for installation have been secured. Equipment is staged and installation is on target for completion by the end of FY 2023-24 pending confirmation from AT&T (Installer). |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Replace or upgrade current handheld "Auto-Cite" technology for use by traffic and parking enforcement personnel by September 2023. | PD | 100% | The Department received and issued 12 new Auto-Cite units, which have been issued and are in use by traffic and parking enforcement personnel. |
| Replace mobile data computers (MDCs) used in patrol vehicles by field personnel to communicate with dispatch and access information required to ensure public safety by December 2023. | PD | 80% | City Council approved the contract for the MDC purchases in August 2023. The Department ordered the computers in September of 2023 and received 32 units in November 2023. In December 2023, six of the MDCs were installed in patrol cars as part of a beta test group. The remaining 24 MDCs will be installed by the end of February 2024. |
| Update Police Department data dashboards and provide a Redwood City-specific Racial and Identity Profiling Act (RIPA) report by April 2024. | PD | 25% | The Department has collected the data necessary for production of the data dashboards but needs to identify a partner to convert the data to dashboard form suitable for publication. RIPA data for 2023 has been collected in the Department RIMs Records Management System and is available for inclusion in an annual report by April 2024. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|---|--|
| <p>SMARTIE Goal: Partner with professional marketing agency specializing in law enforcement recruitment as part of internal recruiting with the goal of bringing vacancies in all job classifications consistently below 5%, while at the same time maintaining a diverse and high-quality workforce program, by October 2023.</p> | PD | 100% | <p>On January 22, 2024, the City Council approved a contract with All-Star Talent marketing firm to develop a comprehensive marketing, advertising, and recruitment campaign for sworn police officer and non-sworn professional positions. The recruiting website is expected to be complete and live by June 2024.</p> |
| <p>SMARTIE Goal: Complete post-COVID community re-engagement plan with the return of the Spanish and English Language Community Police Academies, as well as the Youth Community Academy by June 2024.</p> | PD | 50% | <p>The Department has completed the first post-covid English Language Community Academy in November 2023. The Spanish Language Academy sign up is underway, with classes starting in May of 2024. The Youth Academy will be held the final week of June 2024. The Department is also sponsoring a Cadet Academy, designed to prepare community youth to join the Department's volunteer cadet program. Classes start in February 2024 and will conclude in August.</p> |
| <p>SMARTIE Goal: Conduct a language gap analysis between the community and the Fire Department workforce by January 2024, collecting data regarding all primary languages spoken during service calls and if the Department was able to meet the language need, sharing analysis of all the data collected by March 2024.</p> | FD | 50% | <p>The Department developed a special study utilizing our Records Management System (RMS). Work continues in order to provide data analysis.</p> |

Completed On Track Delayed



SUSTAINABILITY

Proactively address environmental concerns to protect our community.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|---|------------|---|--|
| Award a design contract for Phase 1 (design) of the Price Tract Storm Drainage Pump Station Project by June 2024 | CD | 100% | Awarded and executed the contract with vendor. Regarding the design itself, it is projected to be at 25% complete by June. There was a several month delay in obtaining review and confirmation of federal procurement compliance from the grant administrator in awarding the design contract. |
| Continue to extend Phase 2 recycled water distribution pipelines by 2,000 feet per year for the next three years to serve landscape irrigation demands at parks, streetscapes and medians, and for various approved indoor uses in both new buildings and existing buildings into the Downtown area by June 2024. | CD | Multi-year - 10% | Staff is finalizing a bid package for 800 feet of new recycled water distribution pipeline on Marshall Street. Further segments have been delayed as staff have pivoted to the creation of a Recycled Water Master Plan to determine infrastructure needs for better system delivery and reliability, which is expected to be completed in Q4 of 2024. In following years, the goal will be to implement Recycled Water Master Plan projects to support growth and improve water supply. |
| Work with consulting experts to complete a Sea-Level Rise Vulnerability Study by July 2024 in furtherance of the City’s sustainability efforts. | PWS | 75% | Draft report is targeted to be available for community review and feedback in March 2024 with Community Outreach event tentatively planned for April 10, 2024. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| <p>SMARTIE Goal: Increase wet weather preparation outreach (in English/Spanish) prior to November 2023 by sending direct mailers to residents and business owners with property adjacent to natural creeks and in historically impacted low-lying areas to provide information regarding advance preparation tips and available resources</p> | <p>PWS</p> | <p>100%</p> | <p>The Creekside Property Owner’s Guide was mailed to property owners with property adjacent to a natural creek in October 2023. The guide is also available in English and Spanish on the City’s website at www.redwoodcity.org/storms. A new video series about storm preparation activities is also available on the City’s website in English and Spanish.</p> |

Completed On Track Delayed



TRANSPORTATION

Promote the best travel experience possible for everyone in Redwood City by creating and maintaining a safe, multimodal, and accessible transportation network.

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|--|
| Complete construction of the Roosevelt Avenue Quick-Build Project by June 2024. | CD | 50% | On track for substantial completion by June 2024. |
| After adoption of the Downtown Precise Plan (DTPP) amendments and certification of the environmental review, begin planning entitlements for Gatekeeper projects. Complete review and entitlement of all Gatekeeper applications that are deemed complete within one year of completeness. | CD | 50% | The City Council adopted the DTPP Amendments and certified the Environmental Impact Report at their June 26, 2023 City Council meeting. Planning Entitlements for the Gatekeeper projects began in 2021 and are still under review. It is anticipated that many of the Gatekeeper projects in the DTPP will be brought to the City Council for a project decision this year, but none of these projects have yet been deemed complete. The City is conducting environmental review, appraisals, Community Benefits Analysis and negotiating Development Agreements for these projects. |

Completed On Track Delayed

| Goals | Department | Quantifiable Measure of Progress (0%, 25%, 50%, 75%, 100%) | Update <i>If delayed, include detail as to cause</i> |
|--|------------|---|---|
| Implement funding plan and continue development of 101/84 Interchange Improvement Project; secure \$184M in grant funding for the 101/84 Interchange Improvement Project by December 2024. | CD | 50% | Secured \$84 million grant in December/January. Staff and consultants are working on additional funding opportunities and finalizing the funding plan. |
| Develop the scope, schedule and budget to complete a project study report and the environmental phase of the combined grade separation and transit center project by December 2023. | CD | 25% | The City Council received a presentation on the Redwood City Grade Separation Study and Staff Recommended Alternative on November 13, 2023. The City Council approved the staff recommended alternative at that meeting and directed staff to start the next phase. This goal has a new target date of 2024. This is a large-scale multi-agency project with staff assigned from both City and Caltrain. Caltrain is currently hiring new staff who will be assigned to this project in future. Also, funding needs to be secured for the project. Caltrain and City staff envision the scoping, schedule, and budget will happen by the end of 2024. |

Completed On Track Delayed

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF REDWOOD CITY APPROPRIATING AND TRANSFERRING CERTAIN FUNDS FOR SPECIFIED PURPOSES TO CONFORM THE BUDGETED AMOUNTS TO ACTUAL REVENUES OR EXPENDITURES FOR TRANSACTIONS THAT HAVE OCCURRED OR ARE ANTICIPATED TO OCCUR DURING FY 2023-24.

WHEREAS, during the course of a fiscal year, the City Council may take actions that change or modify the City's existing and approved budgets; and

WHEREAS, grants and revenue are received during the course of the fiscal year which were not anticipated when the City's budgets were first approved; and

WHEREAS, appropriations need to be established in order for staff to utilize grants and revenues received; and

WHEREAS, generally, twice a year staff will present appropriation changes to the City Council for approval; and

WHEREAS, staff has presented written documentation, which is attached hereto as Exhibits "A" and "B" which sets forth in particularity the changes in revenues and the changes in expenditures.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY AS FOLLOWS:

1. The recitals set forth above are true and correct and are hereby incorporated by this reference as if fully set forth in their entirety.

2. The following stated amounts, as set forth in full in Exhibits "A" and "B" which are attached hereto and made a part hereof, are hereby appropriated and transferred for specific purposes to conform the budgeted amounts to actual revenues or expenditures approved for transactions, which have occurred during fiscal year 2023-2024:

| Summary of Recommended Budget Changes by Fund Type | | | |
|---|--------------------|---------------------|-----------------------------------|
| | <u>Revenues</u> | <u>Expenditures</u> | <u>Net Change in Fund Balance</u> |
| | \$ | \$ | \$ |
| General Fund | (7,815,004) | 4,907,142 | (12,722,146) |
| Special Revenue Funds | 2,270,435 | 2,131,449 | 138,986 |
| Capital Projects Funds | (404,624) | 16,080 | (420,704) |
| Enterprise Funds | 122,464 | 70,689 | 51,775 |
| Internal Services Funds | - | 1,672,264 | (1,672,264) |
| Total Revisions | (5,826,729) | 8,797,624 | (14,624,353) |

This Council does hereby establish as the appropriation revisions for Fiscal Year 2023-2024.

3. The resolution shall be effective upon the date of its adoption.

* * *

Exhibit "A"

CITY OF REDWOOD CITY FY 2023-24

Changes in Revenues

February 26, 2024

General Fund

| | | | |
|---------------------------|--|--|--------------------------|
| A-1 | Administrative Services | Reduce revenue budget as the City will not receive anymore ARPA funds. | (9,241,531.00) |
| A-2 | City Manager | Increase revenue budget for a DEI grant received to fund a contract employee. | 80,230.00 |
| A-3 | Library | Increase revenue budget for the Lego Saga Grant. | 30,417.00 |
| A-4 | Library | Increase revenue budget for the Summer Learning Challenge grant. | 13,539.00 |
| A-5 | Library | Increase revenue budget for the Zip Book Grant. | 4,160.00 |
| A-6 | Library | Increase revenue budget for the Beinvenidos Grant. | 37,800.00 |
| A-7 | Library | Increase revenue budget as appropriate for customer donations to youth services. | 5,000.00 |
| A-8 | Library | Increase revenue budget from the Peninsula Library System reimbursement grant for Untied Against Hate programming | 9,989.00 |
| A-9 | Library | Decrease revenue budget for the Sensory Storytime grant. | (8,205.00) |
| A-10 | Library | Increase revenue budget for the Makerspace reimbursement funding from the Library Foundation. | 9,700.00 |
| A-11 | Library | Increase revenue budget for Project Read Grants received. | 398,009.00 |
| A-12 | Parks, Recreation & Community Services | Increase revenue budgets for the After School Program Grants received. | 589,302.00 |
| A-13 | Parks, Recreation & Community Services | Increase revenue budget for increased enrollment in the After School Sports program. | 40,000.00 |
| A-14 | Parks, Recreation & Community Services | Increase revenue to recognize payments received from a development agreement to fund a contract Landscape Gardener position. | 96,000.00 |
| A-15 | Parks, Recreation & Community Services | Increase revenue budget for the Sunlight Giving grant to support the Information and Referral Program at Fair Oaks Community Center. | 75,000.00 |
| A-16 | Police | Increase revenue budget for unclaimed currency. | 45,586.00 |
| Total General Fund | | | \$ (7,815,004.00) |

Special Revenue Funds

| | | | |
|------|--|---|--------------|
| A-17 | City Manager | Adjust Housing related revenue budgets to align with updated projections based on year-to-date actuals. | (411,853.00) |
| A-18 | Community Development & Transportation | Increase revenue budget for the El Camino Real Corridor Safety Project grant received. | 300,000.00 |

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| | | | |
|------|--|--|--------------|
| A-19 | Community Development & Transportation | Increase revenue budget for the OBAG3's grant received for traffic calming measures on Roosevelt Ave between Alameda de las Pulgas and El Camino Real. | 280,000.00 |
| A-20 | Community Development & Transportation | Increase revenue budget to recognize payments received from the Stanford development agreement. | 297,664.00 |
| A-21 | Community Development & Transportation | Transfer revenue budget for the RM Regional Stormwater Capture Project grant to the correct fund. | 404,624.00 |
| A-22 | Parks, Recreation & Community Services | Increase revenue budget for grant funds received for the Fair Oaks Turf Field & Light Replacement project. | 1,400,000.00 |
| A-23 | Public Works | Transfer the revenue budget from fund 217 to the newly established Seaport Centre/Seaport Plaza Community Facilities District No. 2020-1 fund 220. | - |

Total Special Revenue Funds \$ **2,270,435.00**

Capital Project Funds

| | | | |
|------|--|---|--------------|
| A-24 | Community Development & Transportation | Transfer revenue budget for the RM Regional Stormwater Capture Project grant to the correct fund. | (404,624.00) |
|------|--|---|--------------|

Total Capital Projects Funds \$ **(404,624.00)**

Enterprise Funds

| | | | |
|------|--|---|------------|
| A-25 | Community Development & Transportation | Increase revenue budget to recognize payments received from the Stanford development agreement. | 122,464.00 |
|------|--|---|------------|

Total Enterprise Funds \$ **122,464.00**

Total Revenue Changes \$ **(5,826,729.00)**

Exhibit "B"

CITY OF REDWOOD CITY FY 2022-23

Changes in Expenditures

February 26, 2024

General Fund

| | | | |
|------|--|--|--------------|
| B-1 | Administrative Services | Increase expenditure budget to cover the annual software license fees to properly administer business license tax. | 15,000.00 |
| B-2 | City Manager | Increase consultant expenditure budget for community engagement expenses. | 103,184.00 |
| B-3 | City Manager | Increase professional development expenditure budget for memberships, dues, subscriptions, and conferences. | 4,700.00 |
| B-4 | City Manager | Appropriate expenditure budget for a DEI grant received to fund a contract employee. | 80,230.00 |
| B-5 | City Manager | Transfer existing funds to appropriate expenditure budgets for the Hotel Respite Program, Dignity on Wheels, and Downtown Streets Team. | - |
| B-6 | Community Development & Transportation | Increase professional development budget for the Building Division. | 12,189.00 |
| B-7 | Community Development & Transportation | Increase the GIS supplies and services training budget. | 10,000.00 |
| B-8 | Community Development & Transportation | Increase the Building Division's supplies and services budget for AI ChatBox system implementation for the City's permitting website. | 12,000.00 |
| B-9 | Community Development & Transportation | Increase the consultant services budget that will support CDT's administration and maintenance of Residential Design Standards and Guidelines and relevant activities funded by the General Plan Maintenance fees. | 42,900.00 |
| B-10 | Fire | Increase employee costs expenditure budget for overtime resulting from disability and long term leaves/FMLA. | 2,158,244.00 |
| B-11 | Fire | Increase overtime expenditure budget to fund a six-month pilot program, approved by Council 11/27/2023, as recommended in the Standards of Cover Report. | 1,101,022.00 |
| B-12 | Fire | Increase expenditure budget for the Fire Prevention training, equipment, and a reorganizational study. | 36,740.00 |
| B-13 | Library | Increase expenditure budget for the Lego Saga Grant | 30,417.00 |
| B-14 | Library | Increase expenditure budget for the Summer Learning Challenge grant. | 13,539.00 |
| B-15 | Library | Increase expenditure budget for Zip Book Grant. | 4,160.00 |
| B-16 | Library | Increase expenditure budget for the Beinvenidos Grant. | 37,800.00 |
| B-17 | Library | Increase expenditure budget as appropriate for customer donations to youth services. | 5,000.00 |
| B-18 | Library | Increase expenditure budget from the Peninsula Library System reimbursement grant for Untied Against Hate programming. | 9,989.00 |

9.B. - Page 54 of 55

| | | | |
|------|--|--|------------|
| B-19 | Library | Increase expenditure budget for the Makerspace reimbursement funding from the Library Foundation. | 9,700.00 |
| B-20 | Library | Increase expenditure budgets for Project Read Grants received. | 523,009.00 |
| B-21 | Parks, Recreation & Community Services | Increase expenditure budgets for the After School Program Grants received. | 250,085.00 |
| B-22 | Parks, Recreation & Community Services | Increase revenue budget for increased enrollment in the After School Sports program. | 25,000.00 |
| B-23 | Parks, Recreation & Community Services | Increase expenditure budget for a contract Landscape Gardener position funded by a three year development agreement. | 96,000.00 |
| B-24 | Parks, Recreation & Community Services | Increase expenditure budget for the Almanac Holiday Fund grant received to support the Information and Referral Program at Fair Oaks Community Center. | 31,000.00 |
| B-25 | Parks, Recreation & Community Services | Increase expenditure budget for an additional full-time contract Human Services Specialist from the County of San Mateo Core Services Contract for the Information and Referral Program at Fair Oaks Community Center. | 82,482.00 |
| B-26 | Parks, Recreation & Community Services | Increase expenditure budget for the Grove Foundation Grant for Information and Referral at the Fair Oaks Community Center. | 30,000.00 |
| B-27 | Parks, Recreation & Community Services | Increase expenditure budgets for the Sunlight Giving grant for the Information and Referral Program at Fair Oaks Community Center | 75,000.00 |
| B-28 | Parks, Recreation & Community Services | Increase expenditure budget for the SVCF/Hurlbut Johnson Fund grant received for the Information and Referral Program at Fair Oaks Community Center. | 6,000.00 |
| B-29 | Police | Transfer unspent employee cost budget to various costs related to Department operations including consulting services, uniform purchases and other expenses. | - |
| B-30 | Police | Transfer unspent employee costs budget to costs related to the purchase of hardware (Cellebrite) and software (GrayKey) necessary for cell phone forensic analysis. | - |
| B-31 | Police | Increase the supplies and services expenditure budget for the Officer Wellness and Mental Health grant funds received. | 56,167.00 |
| B-32 | Police | Transfer unspent funds from employee cost budget to cover the increased expense of crossing guard services. | - |
| B-33 | Police | Transfer unspent employee costs created by these vacancies to cover overtime for existing employees. | - |
| B-34 | Police | Transfer unspent employee costs budget created by vacant positions to cover increased consultant services related to background and recruiting costs. | - |
| B-35 | Police | Increase expenditure budget for unclaimed currency. | 45,586.00 |

Total General Fund

\$ 4,907,143.00

Special Revenue Funds

| | | | |
|------------------------------------|--|--|------------------------|
| B-36 | City Manager | Adjust Housing related expenditures to align with updated projections based on year-to-date actuals. | (113,617.00) |
| B-37 | City Manager | Increase expenditure budget for real estate transaction costs, including legal, staff, and consultants, for the 1580 Maple | 50,000.00 |
| B-38 | City Manager | Decrease RDA Low-Moderate Income Housing Funds budget per RDA yearly regulations. | (203,270.00) |
| B-39 | Community Development & Transportation | Increase expenditure budget for the RM Regional Stormwater Capture Project grant funds received. | 404,624.00 |
| B-40 | Community Development & Transportation | Increase expenditure budget for the Roosevelt Traffic Calming project grant funds received. | 422,041.00 |
| B-41 | Community Development & Transportation | Transfer grant expenditure budget to new permanent Roosevelt Traffic Calming Program where actual expenditure will be incurred. | - |
| B-42 | Parks & Rec | Increase expenditure and revenue budgets for grant funds received for the Fair Oaks School Turf Field & Light Replacement | 1,400,000.00 |
| B-43 | Public Works | Increase gas and electric expenditure budget to account for increases in PG&E electrical costs for streetlights and traffic signals. | 150,000.00 |
| B-44 | Public Works | Transfer the expenditure budget from fund 217 to the newly established Seaport Centre/Seaport Plaza Community Facilities District No. 2020-1 fund 220. | 21,671.00 |
| Total Special Revenue Funds | | | \$ 2,131,449.00 |

Capital Projects Funds

| | | | |
|-------------------------------------|--|---|---------------------|
| B-45 | Parks, Recreation & Community Services | Transfer various CIP expenditure budgets from delayed projects to current projects. The department did not receive any CIP funding this year and recommends moving funds temporarily to support current projects which need additional funding. | - |
| B-46 | Public Works | Increase contract employee expenditure budget to support private tree service needs. | 16,080.00 |
| Total Capital Projects Funds | | | \$ 16,080.00 |

Enterprise Funds

| | | | |
|-------------------------------|--------------|--|---------------------|
| B-47 | Public Works | Increase expenditure budget to retain outside legal services related to utility rates and fees. | 20,000.00 |
| B-48 | Public Works | Increase expenditure budget for wastewater treatment and disposal costs adopted by Silicon Valley Clean Water. | 50,689.00 |
| Total Enterprise Funds | | | \$ 70,689.00 |

Internal Services Funds

| | | | |
|--------------------------------------|-------------------------|--|------------------------|
| B-49 | Administrative Services | Use Fund balance to increase budget for outside legal fees and claims. | 1,672,264.00 |
| Total Internal Services Funds | | | \$ 1,672,264.00 |

| | |
|----------------------------------|---------------------|
| Total Expenditure Changes | 8,797,625.00 |
|----------------------------------|---------------------|



**JOINT
CITY COUNCIL/SUCCESSOR
AGENCY/PUBLIC FINANCE
AUTHORITY
REGULAR MEETING**

**February 26, 2024
6:00 PM**





1. CALL TO ORDER



2. ROLL CALL

3. PLEDGE OF ALLEGIANCE



Led by Mayor Gee





4. CLOSED SESSION

4.A. Closed Session regarding anticipated litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9: 1 case

4. PUBLIC COMMENT

Closed Session



IN-PERSON PUBLIC COMMENT

HOW TO PROVIDE LIVE PUBLIC COMMENTS IN-PERSON AT REDWOOD CITY COUNCIL MEETINGS

1 Meetings take place in the **Council Chambers at City Hall, 1017 Middlefield Road**



2 Seating capacity will be limited to maintain social distancing to protect health and safety



3 Masks will be strongly encouraged for all in-person attendees



4 Fill out a Speaker Card (please include Agenda Item # you wish to speak on)



5 Place the completed card in the tray in front of the City Clerk



6 Listen for the item you would like to comment on



7 Wait to be announced by your name and provide remarks at the podium



Once public comment begins, no additional speakers will be allowed to join the speakers list

4. PUBLIC COMMENT

Closed Session



***Public comments within the City's
subject matter jurisdiction received via email
by 5:00 p.m.***



****CLOSED SESSION****

The City Council is currently in Closed Session,
the regular meeting will resume immediately following
the Closed Session.

5. PRESENTATIONS/ACKNOWLEDGEMENTS



5.A. Recognition of Boys & Girls Club Youth of the Year winners

6. PUBLIC COMMENT ON THE CONSENT CALENDAR, MATTERS OF COUNCIL INTEREST, AND ITEMS NOT ON THE AGENDA



IN-PERSON PUBLIC COMMENT

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**6. PUBLIC COMMENT ON THE CONSENT CALENDAR,
MATTERS OF COUNCIL INTEREST, AND ITEMS NOT ON
THE AGENDA**



***Public comments within the City's
subject matter jurisdiction received via email
by 5:00 p.m.***

7. CONSENT CALENDAR

7.A. Investment Report for the period ending December 31, 2023



Recommendation:

By motion, approve the City's Investment Report for the period ending December 31, 2023.

7. CONSENT CALENDAR



7.B. Amendments to agreements with Strategic Economics, Inc. and Economic and Planning Systems, Inc. for on-call primarily developer-funded services beyond staff capacity and expertise

Recommendation:

1. By motion, approve and authorize the City Manager to execute Amendment No. 1 to the on-call services agreements with Strategic Economics, Inc. for a not-to-exceed amount of \$150,000 and an extension of one-year to existing contract for a total contract amount of \$400,000; and
2. By motion, approve and authorize the City Manager to execute Amendment No. 1 to the on-call services agreement with Economic and Planning Systems (EPS), Inc. for a not-to-exceed amount of \$195,000 for a total contract amount of \$295,000.



7.C. Amendment No. 4 to Agreement for Services with ELS Architecture and Urban Design for construction administration services for the Veterans Memorial Building/Senior Center-YMCA Project, for extended time and services due to construction delays

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 4 to the Agreement for Services with ELS Architecture and Urban Design for construction administration services for a not-to-exceed amount of \$429,670, for a total-not-to-exceed amount of \$9,244,426.



7.D. Application for Prohousing Incentive Pilot Program funds

Recommendation:

Adopt a resolution authorizing application for, and receipt of, Prohousing Incentive Pilot Program funds.



7.E. Amendment No. 2 to Agreement for Services with Economic and Planning Systems, Inc. for on-call and specialized services beyond staff capacity and expertise

Recommendation:

By motion, approve and authorize the City Manager to execute Amendment No. 2 with Economic and Planning Systems, Inc. (EPS) in an amount not to exceed \$40,000, for a total contract amount not to exceed \$125,500.

CONSENT CALENDAR - Continued

7.F. Approve February 12, 2024 City Council Minutes



CONSENT CALENDAR - Continued

7.G. Approve claims and checks from February 26, 2024 to March 11, 2024 and the usual and necessary payments through March 11, 2024



8. PUBLIC HEARINGS



8.A. Approve 2024 solid waste collection rates for regular and unscheduled services provided by Recology San Mateo County

Recommendation:

1. Hold a public hearing on proposed increases to solid waste collection rates and if written protests are not made by a majority of the affected parcels, adopt a resolution approving 2024 solid waste collection rates (requires 5/7 vote); and
2. Direct staff to continue to promote the City's Utility Rate Assistance Program and the recently increased benefit amounts available to those who qualify.

8.A. PUBLIC COMMENT

Approve 2024 solid waste collection rates for regular and unscheduled services provided by Recology San Mateo County



IN-PERSON PUBLIC COMMENT

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Once public comment begins, no additional speakers will be allowed to join the speakers list

8.A. PUBLIC COMMENT

Approve 2024 solid waste collection rates for regular and unscheduled services provided by Recology San Mateo County



***Public comments within the City's
subject matter jurisdiction received via email
by 5:00 p.m.***



9. STAFF REPORTS

9.A. Aggregate Fee Burden Analysis for impact fees and certain development fees and policy recommendations regarding impact fees

Recommendation:

1. Receive presentation on Aggregate Fee Burden Analysis comprising of impact fees and certain development fees; and
2. Provide policy direction regarding any impact fee reductions and direct staff to return with an implementing resolution.

9.A. PUBLIC COMMENT

Aggregate Fee Burden Analysis for impact fees and certain development fees and policy recommendations regarding impact fees



IN-PERSON PUBLIC COMMENT

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9.A. PUBLIC COMMENT

Aggregate Fee Burden Analysis for impact fees and certain development fees and policy recommendations regarding impact fees



***Public comments within the City's
subject matter jurisdiction received via email
by 5:00 p.m.***

9. STAFF REPORTS - continued



9.B. Fiscal Year 2022-23 year-end budget update, mid-year update on Fiscal Year 2023-24 goals, Fiscal Year 2023-24 mid-year budget amendments, and proposed framework for development of the Fiscal Year 2024-25 Recommended Budget

Recommendation:

1. Accept an update on the FY 2022-23 year-end operating results;
2. Accept a mid-year update on FY 2023-24 goals;
3. Adopt a resolution appropriating and transferring certain funds for specified purposes to conform the budgeted amounts to actual revenues or expenditures for transactions that have occurred or are anticipated to occur during FY 2023-24;
4. Accept an economic update and the Preliminary 2024 Ten-Year General Fund Budget Forecast
5. Provide direction on the recommended framework for the development of the FY 2024-25 Recommended Budget; and
6. By motion, approve the dates for City Council action on the FY 2024-25 budget as set forth in this staff report, including establishing June 10, 2024 as the date on which the City Manager shall present a proposed budget to the City Council.

9.B. PUBLIC COMMENT

Fiscal Year 2022-23 year-end budget update, mid-year update on Fiscal Year 2023-24 goals, Fiscal Year 2023-24 mid-year budget amendments, and proposed framework for development of the Fiscal Year 2024-25 Recommended Budget



IN-PERSON PUBLIC COMMENT

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9.B. PUBLIC COMMENT

Fiscal Year 2022-23 year-end budget update, mid-year update on Fiscal Year 2023-24 goals, Fiscal Year 2023-24 mid-year budget amendments, and proposed framework for development of the Fiscal Year 2024-25 Recommended Budget



***Public comments within the City's
subject matter jurisdiction received via email
by 5:00 p.m.***

10. MATTERS OF COUNCIL INTEREST



10.A. City Council Member Report of Meetings and Conferences Attended

10. MATTERS OF COUNCIL INTEREST - continued



10.B. City Council Committee Reports

A. Governance Subcommittee Meeting

B. Ad Hoc Committee on 101/84 Project

10. MATTERS OF COUNCIL INTEREST - continued



10.C. City Manager (Oral) Update



11. ADJOURNMENT

The next City Council meeting is scheduled for March 7, 2024.

In Loving Memory



Peggy Clifford

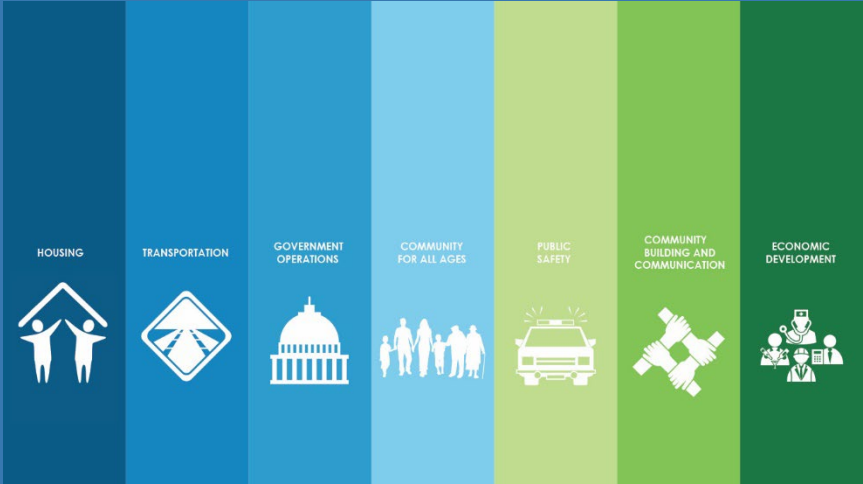
1940-2024

FUTURE COUNCIL MEETING DATES



- ✓ March 11, 2024
- ✓ April 1, 2024
- ✓ April 15, 2024

CITY OF REDWOOD CITY STRATEGIC INITIATIVES



SEND A SERVICE REQUEST WITH EASE

www.redwoodcity.org/myrwc



FREE and easy to use from Redwood City!



Your One-Stop
Redwood City
Resource



myRWC

The smart phone app that puts
Redwood City "at your fingertips!"



Neighborhood Associations

Connecting Neighbors & Building a Great Community Together



WWW.REDWOODCITY.ORG/NASIGNUP

CITY OFFERS ONLINE TOOLS TO ANSWER YOUR QUESTIONS!



Would you like to...

- ▶ Find a Downtown restaurant?
- ▶ Learn about City construction projects?
- ▶ Search the library's catalog?
- ▶ Locate community centers or parks?
- ▶ Apply for a job?

Go to www.redwoodcity.org for the answers!

REDWOOD CITY PUBLIC LIBRARY



The Redwood City Public Library offers many programs and services for all to enjoy!

The Redwood City Downtown Branch is located at 1044 Middlefield Road

You can also call to ask questions over the phone at 650-780-7026, or visit the library online, 24 hours a day, 7 days a week at

<http://www.redwoodcity.org/library>

CONNECT & STAY INFORMED

www.redwoodcity.org/connect



**Be Informed. Stay Connected.
Join the Conversation.**

CONNECT WITH US!



Ways To Connect With Us



www.redwoodcity.org/myrwc



@RedwoodCityGov



@RedwoodCity



www.youtube.com/cityofredwoodcity



www.facebook.com/cityofredwoodcity



Nextdoor
Redwood City



@CityofRedwoodCity



Redwood City VOICE



www.downtownredwoodcity.org



www.redwoodcity.org

NEW DEVELOPMENT PROJECT WEBPAGE



www.redwoodcity.org/currentprojects

Learn more about development projects at various stages of review at the City's NEW development project webpage.

A screenshot of the Redwood City website's 'Current Projects' page. The page features a dark blue header with the city name and navigation links. A search bar is visible. The main content area is titled 'DEVELOPMENT PROJECTS' and includes a list of projects with images and addresses. A sidebar on the left contains a navigation menu.

Calendar | News | Subscribe | City Events | Contact Us | Select Language

Redwood City CALIFORNIA

CLIMATE BEST BY GOVERNMENT TEST Mostly Sunny, 71°

Search...

Font Size: [+] [-] Share & Bookmark Feedback Print

Current Projects

DEVELOPMENT PROJECTS




The following are major development projects at various stages of the City's review process or construction phase. To get notified of new building permit applications in your area, visit Redwood City's [buildingeye page](#).

If you have comments on this webpage or on specific projects, please click the "feedback" button above to submit your thoughts.

[Click here to view projects on Interactive Map \(GIS\).](#)

Sort By: Status | Submittal Date | Type | Name | Address

Proposed

| | | |
|---|--|---|
|  601 El Camino Real |  929 Main Street "Young's Automotive" |  1175 Marshall St "Kaiser Hospital Phase II" |
|---|--|---|

UTILITY RATE ASSISTANCE PROGRAM



Need help paying your utilities?

The City of Redwood City offers the Water and Sewer Rate Assistance Program (WSRAP) to qualifying utility rate payers.

Eligibility is based on household income and qualifying applicants will receive a credit of around \$20 on their utility bill each month.

Learn more at www.redwoodcity.org/rateassistance

TIPS FOR SAVING WATER



1

Use the EPA WaterSense website to find out if your household has water efficient products. Redwood City offers rebates for WaterSense toilets.



2

Turn off the tap while shaving or brushing your teeth. The City offers low flow faucet aerators for FREE!



3

Take a shower over a bath...just be aware of how long you are showering! We offer residents FREE low flow showerheads and shower timers!



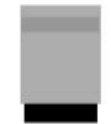
4

In the kitchen...plug the sink or use a wash basin if washing dishes by hand.



5

Use a dishwasher, and fill it up before you do!



6

Scrape your plate instead of rinsing before loading it into the dishwasher.



7

Keep a pitcher of drinking water in the refrigerator so you're not waiting for water to cool as it comes out of the faucet.



8

Avoid the garbage disposal...it's not good for your pipes or water conservation. Throw food scraps in the compost bin.



9

Wash only full loads of laundry or use the appropriate load size selection on your machine. The City and PG&E offer rebates for High Efficiency Washing Machines!



10

Check plumbing fixtures and irrigation systems for leaks.



11

Give your garden hose a break. Sweep driveways, sidewalks, and steps rather than hosing off.



12

Wash the car with water from a bucket, or use a commercial car wash that recycles water.



PENINSULA CLEAN ENERGY



CLEANER ENERGY IS HERE

Find out what the
buzz is about!



PENINSULA
CLEAN ENERGY



LEARN MORE HERE:

www.peninsulacleanenergy.com

NEW PARKING OPTIONS



PARKING DOWNTOWN REDWOOD CITY

Street parking free Mon – Sat before 10am and after 6pm; free all day Sunday.

Commuter

Street parking 25c per hour Mon-Sat, 10am-6pm; First 1 1/2 hours free in garages at all times

GARAGES

- MARSHALL**
387 spaces
(\$1 per hour before 6pm)
- JEFFERSON**
585 spaces
(25c per hour before 6pm)

Downtown Event & Dinner Visitor (FREE with validation)

\$2.50 per hour after 6pm (First 1 1/2 hours free at all times/first 4 hours free with validation from Century Theater)

GARAGES

- MARSHALL**
387 spaces
- JEFFERSON**
585 spaces
- CROSSING 900**
900 spaces
(Open to the public nights & weekends)

Downtown Event & Dinner Visitor (FREE)

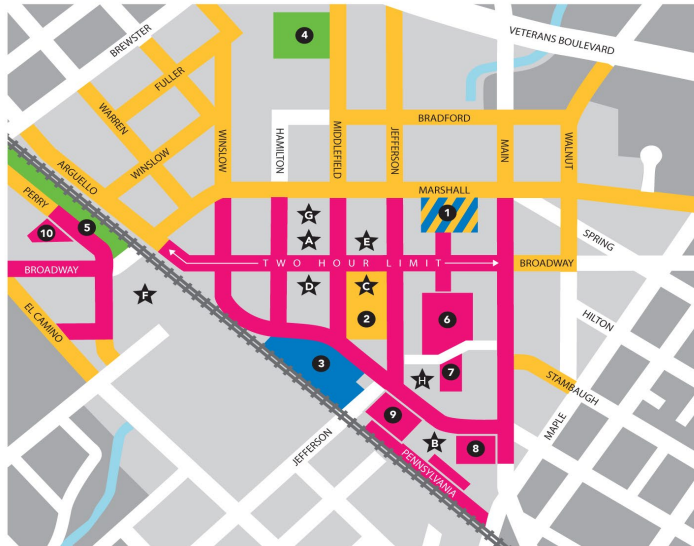
Free Mon - Fri after 6pm, all day on weekends

- COUNTY GARAGE**
797 spaces
- CALTRAIN LOT**
160 spaces

Lunchtime/Daytime Visitor

\$1 per hour Mon-Sat, 10am-6pm; lots free Mon-Sat after 6pm and all day Sunday

- MAIN STREET LOT**
150 spaces
- CITY HALL LOT**
15 spaces
- LIBRARY LOT A**
88 spaces
- LIBRARY LOT B**
98 spaces
- PERRY STREET LOT**
52 spaces



LANDMARKS & DESTINATIONS

- | | | | |
|----------------------|--------------------|---------------------|------------------------------------|
| A. Courthouse Square | C. Century Theatre | E. Dragon Theatre | G. San Mateo County History Museum |
| B. Library | D. Fox Theatre | F. Caltrain Station | H. City Hall |

Find the parking new map and more details online at www.redwoodcity.org/parking

JOIN THE CONVERSATION



The City is looking for your input!

Learn about ways to share your ideas, concerns and input on issues facing the City.

Visit www.redwoodcity.org/jointheconversation for more details!





DOWNTOWN REDWOOD CITY



Retail, restaurants, events, and more are located right here in downtown Redwood City.

Visit www.downtownredwoodcity.org to learn more.

VOLUNTEER IN REDWOOD CITY



Thanks to our volunteers for their time and involvement supporting our community!

Join thousands of volunteers who have contributed over 200,000 hours of service!

Make an impact in the community by volunteering today!

Visit www.redwoodcity.org/volunteer to learn more and get involved.



REDWOOD CITY FIRE DEPARTMENT



The **CERT** program will provide participants with basic training in disaster survival and rescue skills.

For More Information Please Contact:

Redwood City Fire Department

(650) 780-7400

www.redwoodcity.org/cert

HOME IMPROVEMENT LOAN PROGRAM!



CITY OF REDWOOD CITY
HOME IMPROVEMENT LOAN PROGRAM



DO YOU NEED HELP WITH HOME IMPROVEMENT PROJECTS?



Apply now and we can help you enjoy a more comfortable home environment with a new heating system, roof and/or windows as well as improved energy efficiency.



If your roof is 15 years or older or leaks, it may be time to consider getting a new roof. Window leaks can also be a problem.



Protect your investment and don't allow water damage to ruin your home. Energy-efficient windows, and heating systems can pay for themselves with energy cost savings over time.

These improvements will provide energy efficiency, comfort, better home value, and peace of mind.

TAKE ADVANTAGE OF REDWOOD CITY'S HOME IMPROVEMENT LOAN PROGRAM!

Low interest home improvement loans are available to eligible owners of single-family homes and owners of rental property located within incorporated Redwood City. Single-family homes include structures of 1-4 units, one of which must be owner-occupied. Rental property owners must rent 51% of their units to low-income tenants. Rehabilitate your home and take advantage of these generous loan terms – 2% interest fully amortized over 15 years. There are no points and no "out-of-pocket" expenses for loan fees.

**MORE INFORMATION CALL US AT 650.780.7290
OR GO TO WWW.REDWOODCITY.ORG/HILP**

Housing Resource Guide/Guía de Recursos de Vivienda

Do you need help with a challenging rental housing issue? Are you looking for affordable housing?

For a list of programs and services to help, go to the City's website for a housing resource guide.

¿Necesita ayuda con un problema de difícil vivienda de alquiler? ¿Está buscando una vivienda asequible?

Para obtener una lista de programas/servicios traducido en español ve **aquí:**
www.redwoodcity.org/housingresourceguide



2024 Solid Waste Collection Rates

February 26, 2024





Council Action



- Receive presentation
- Open Public Hearing
- Close Public Hearing
- Determine whether there is a majority protest to the increased rates
- Consider whether to adopt a resolution approving 2024 solid waste collection rates (requires 5/7 vote)



Presentation Outline



- Background
- Current Rates
- Proposed Solid Waste Rate Increases
- Notification and Review Process
- Rate Assistance Program
- Public Hearing
- Council Action



Background





Current Rates

- Current rate structure – charges lower rates for 20 & 32 gallon carts
 - Reduce landfilling
 - 85% of residential customers subscribe to 20 or 32 gallon cart service
- Rates guided by State law
- Solid waste rate realignment needed so each customer class pays their fair share of costs



Current Rates



- Revenue requirement
 - Pass through cost
 - \$3M shortfall
 - Greater if not for use of one-time funds / “cap carry forward”
- Primary cost drivers
 - Contractually allowed base compensation increase for Recology
 - New disposal and processing operator

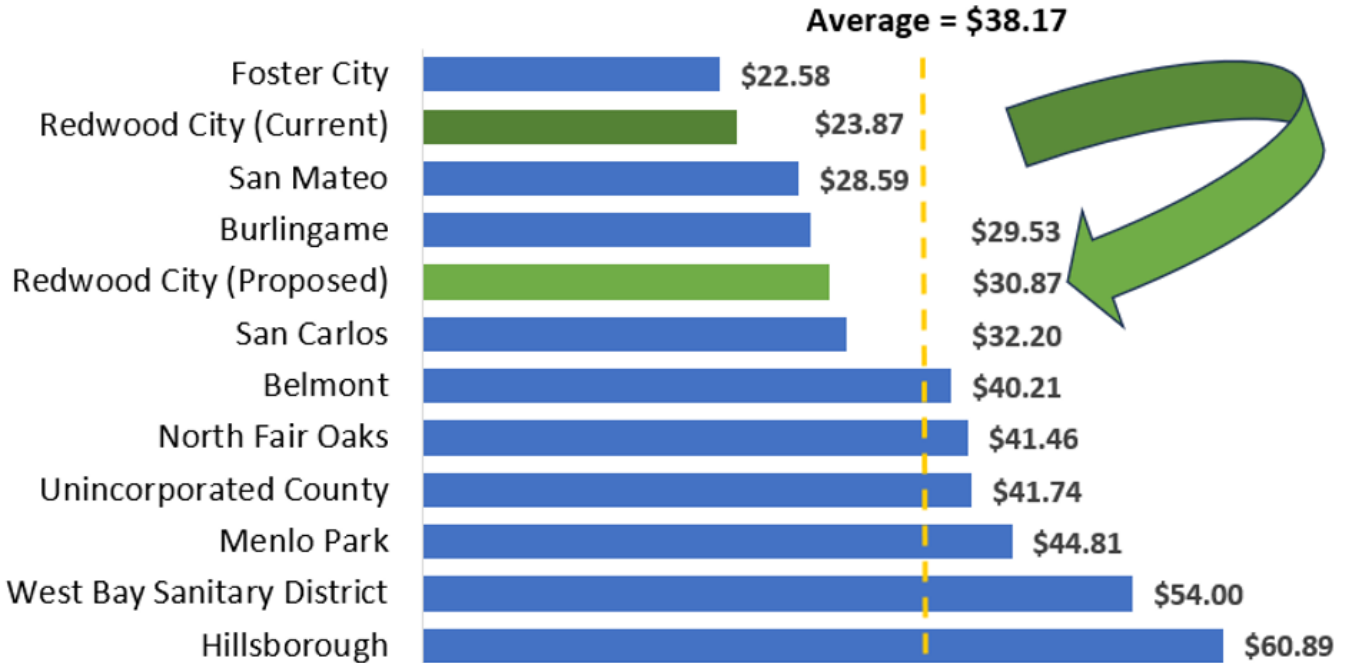
Proposed 2024 Solid Waste Rate Increase



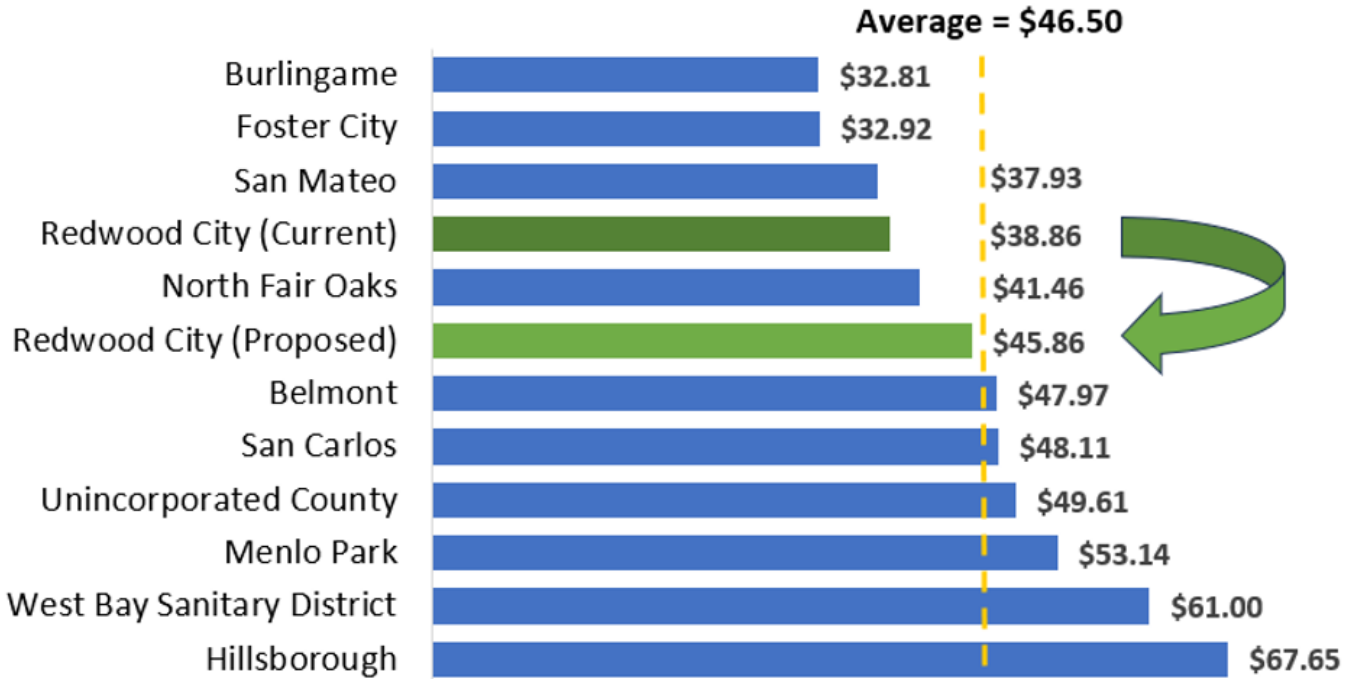
| Cart Size | Current Rate (\$/mo.) | 2024 Proposed Rate Increase (\$/mo.) | 2024 Proposed Rate (\$/mo.) |
|------------------|------------------------------|---|------------------------------------|
| 20-gallon | \$23.87 | \$7.00 | \$30.87 |
| 32-gallon | \$38.86 | \$7.00 | \$45.86 |
| 64-gallon | \$67.20 | \$7.00 | \$74.20 |
| 96-gallon | \$95.31 | \$7.00 | \$102.31 |

- Unscheduled service rates increase by 5.465%

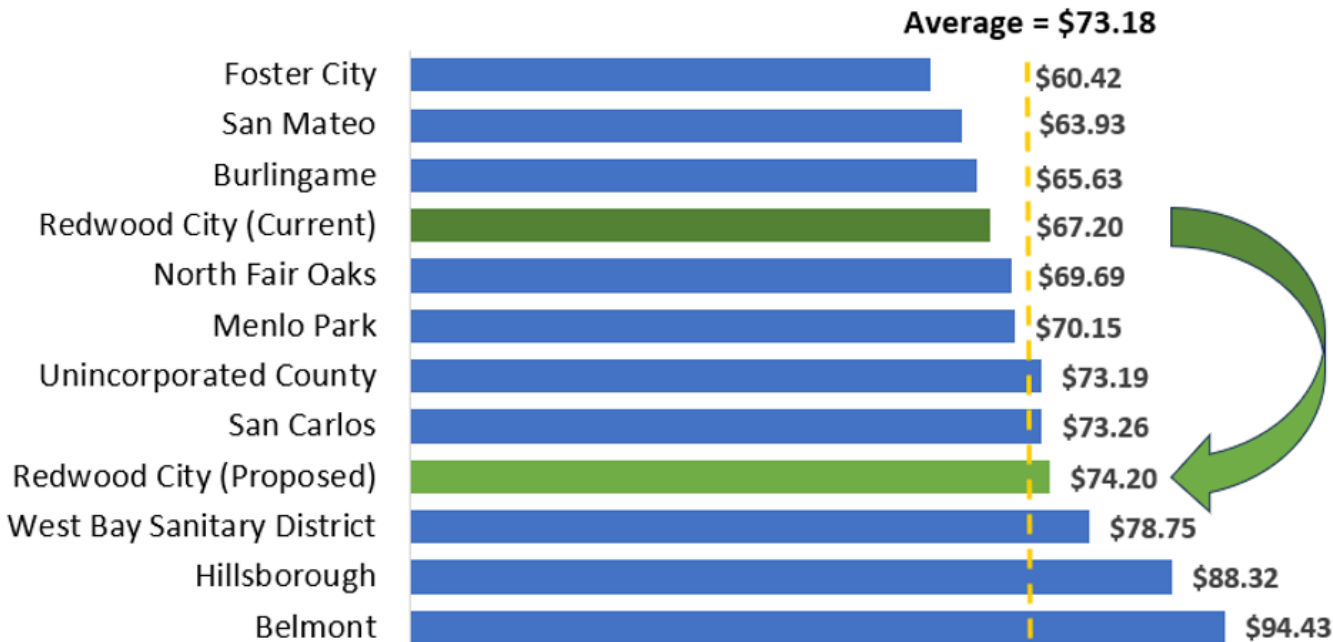
20 Gallon Comparison with Proposed Increase



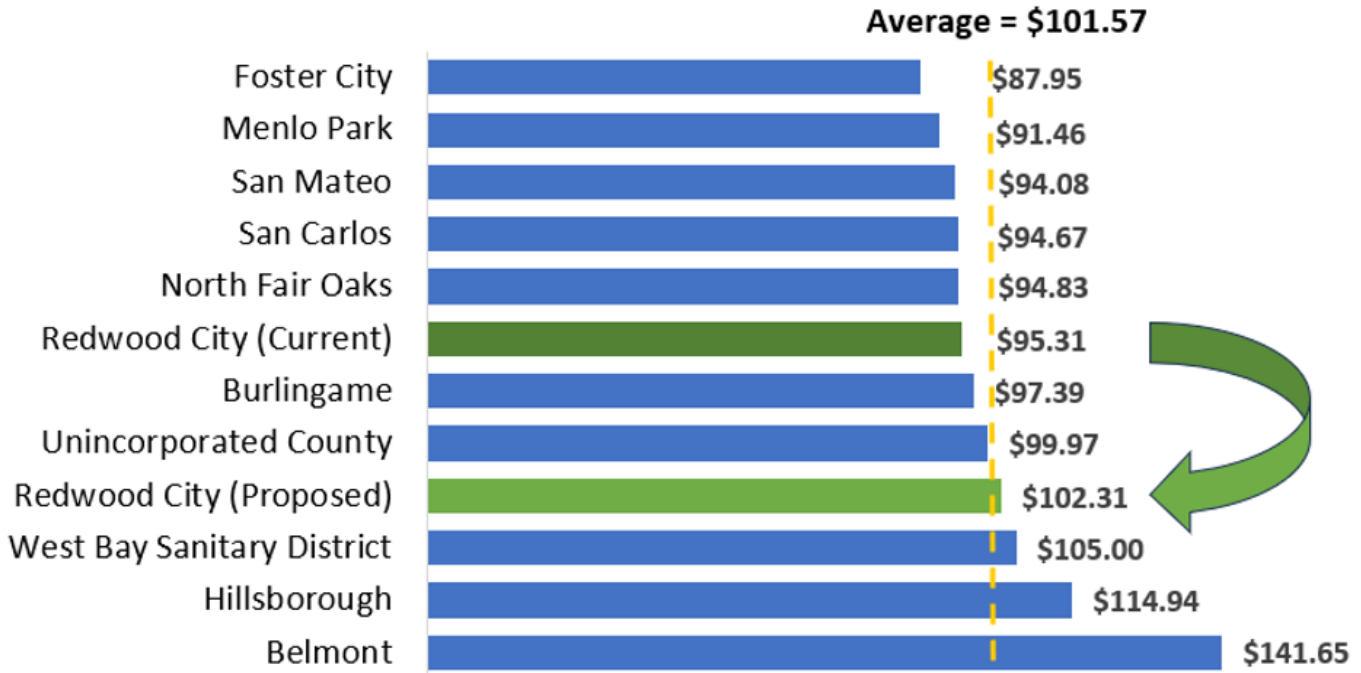
32 Gallon Comparison with Proposed Increase



64 Gallon Comparison with Proposed Increase



96 Gallon Comparison with Proposed Increase





Notification and Review Process

November 2023

Presented proposed rates at Utilities Sub-Committee meeting

January 2024

Notification Mailer sent

January 2024 – February 2024

Community Outreach Events (Market tabling, Neighborhood Associations, virtual meeting)

Newspaper announcements

Social media and web

Utilities Rate Assistance Program - URAP



- Expansion of monthly credit for eligible solid waste customers

| Cart Size (in gallons) | Current Credit (monthly) | New Credit (monthly)* |
|------------------------|--------------------------|-----------------------|
| 20 | \$5.00 | \$10.00 |
| 32 | \$7.00 | \$12.00 |
| 64 | \$9.00 | \$14.00 |
| 96 | \$11.00 | \$16.00 |

* New credit amount goes into effect concurrently with new 2024 solid waste rates



Council Action



- Open Public Hearing
- Close Public Hearing
- Determine whether there is a majority protest to the increased rates
- Adopt a resolution approving 2024 solid waste collection rates (requires 5/7 vote)

Recommendation



- By motion, adopt a resolution approving 2024 solid waste collection rates (requires 5/7 vote)



Aggregate Fee Burden Analysis for Impact Fees and Certain Development Fees and Policy Recommendations Regarding Impact Fees

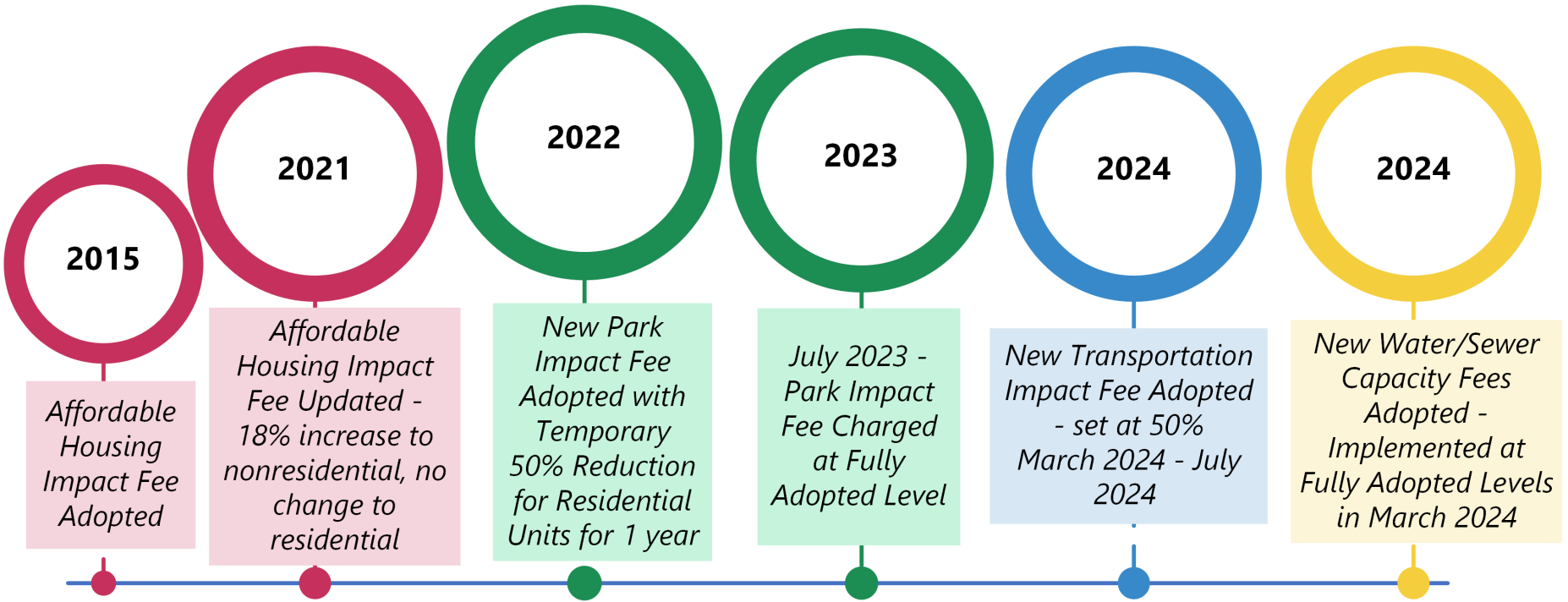
February 26, 2024



COUNCIL QUESTIONS AND FEEDBACK SOUGHT

- Do you have any questions regarding the fee burden analysis?
- Are the recommended impact fee adjustments in alignment with City Council goals and policies?
- Are there any other recommended adjustments?

IMPACT FEE TIMELINE



PRESENTATION OVERVIEW

Purpose of
Analysis

Fee Burden
Analysis
Prototypes

Aggregate Fee
Burden Analysis

Potential
Implementation
Strategies



FEE BURDEN ANALYSIS

DEVELOPMENT PROTOTYPES, TYPES OF FEES, AND PEER CITIES

PROTOTYPE SUMMARY – RESIDENTIAL

Single Family Detached

- 2,200 sq.ft.
- Infill, not part of a subdivision
- Not in downtown
- Value = \$1,000 per sq.ft.

Bedroom Addition

- 225 sq.ft.
- No new bathroom
- Value = \$100,000

Multifamily Rental, Small

- 19 units
- Rental
- In downtown
- 1,000 sq.ft. per unit
- Value = \$600,000
- Market rate and 100% affordable for lower-income households

Multifamily Rental, Large

- 100 units
- Rental
- In downtown
- 1,000 sq.ft. per unit
- Value = \$600,000
- Market rate and 100% affordable for lower-income households

PROTOTYPE SUMMARY – COMMERCIAL

| Hotel | Childcare | Grocery Store | R&D | Medical Office |
|--|---|--|--|---|
| <ul style="list-style-type: none">• 100 rooms• 57,000 sq.ft.• In downtown• Value = \$500/sq.ft. | <ul style="list-style-type: none">• 5,000 sq.ft.• In downtown• Value = \$420/sq.ft. | <ul style="list-style-type: none">• 10,000 sq.ft.• In downtown• Value = \$400/sq.ft. | <ul style="list-style-type: none">• 25,000 sq.ft.• Industrial but with > than 50% R&D• Not in downtown• Value = \$750/sq.ft. | <ul style="list-style-type: none">• 7,500 sq.ft.• In downtown• Value = \$500/sq.ft. |



TYPES OF FEES

- Impact Fees
 - Transportation
 - Parks
 - Affordable Housing (Commercial Linkage Fee)
 - Community Facilities (e.g., public safety, civic facilities, etc.)
- In-Lieu Fees
 - Affordable Housing (Inclusionary)
 - Public Art (*)
- Capacity Fees
 - Water
 - Sewer
- Planning and Building User Fees, reflecting January update

Analysis does not include school district impact fees

(*) Public Art in-lieu fees are grouped with “Community Facilities” in the analysis.

PEER CITIES AND REASONS FOR VARIATION

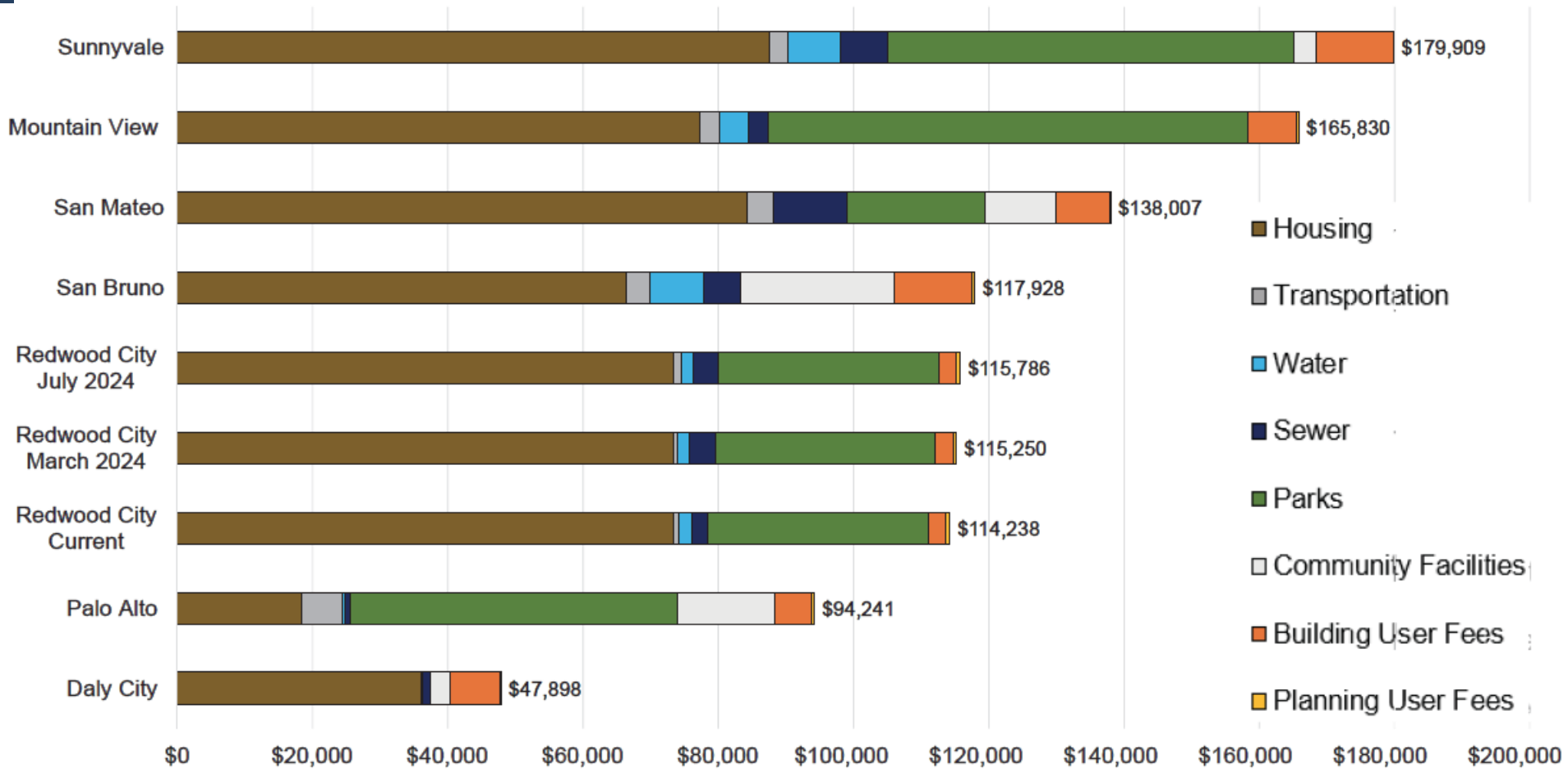
- Daly City
- Mountain View
- Palo Alto
- San Bruno
- San Mateo
- Sunnyvale
- Redwood City
 - Current, reflects updated user fees
 - As of 3/22/24, 50% of TIF
 - As of 7/7/24, 100% of TIF
- *Reasons fees may vary across jurisdictions:*
 - Size of jurisdiction and expected growth
 - Capital projects
 - Age of fee program
 - Local priorities
 - Policy-based adjustments



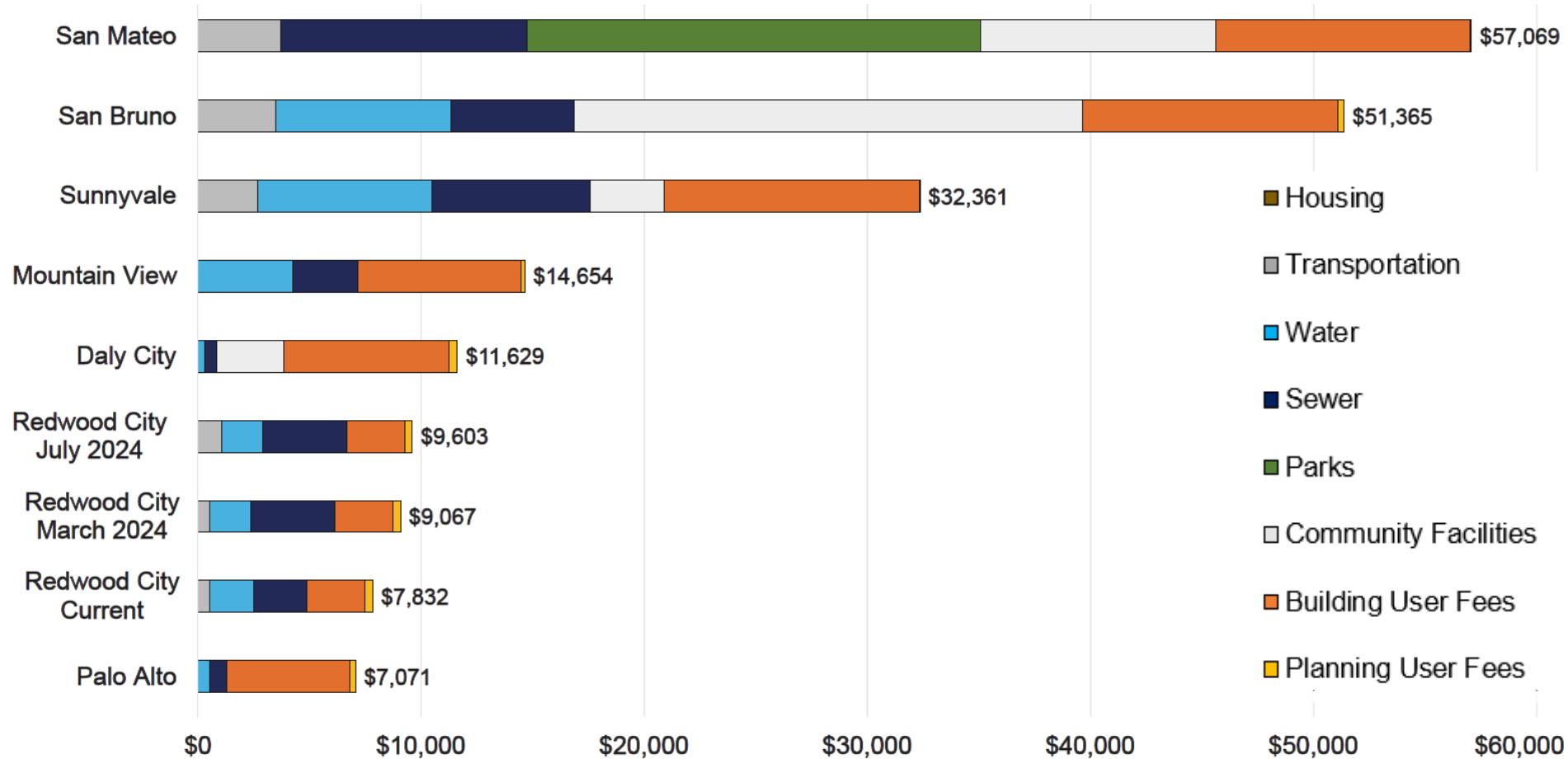
AGGREGATE FEE BURDEN ANALYSIS

RESIDENTIAL PROTOTYPES

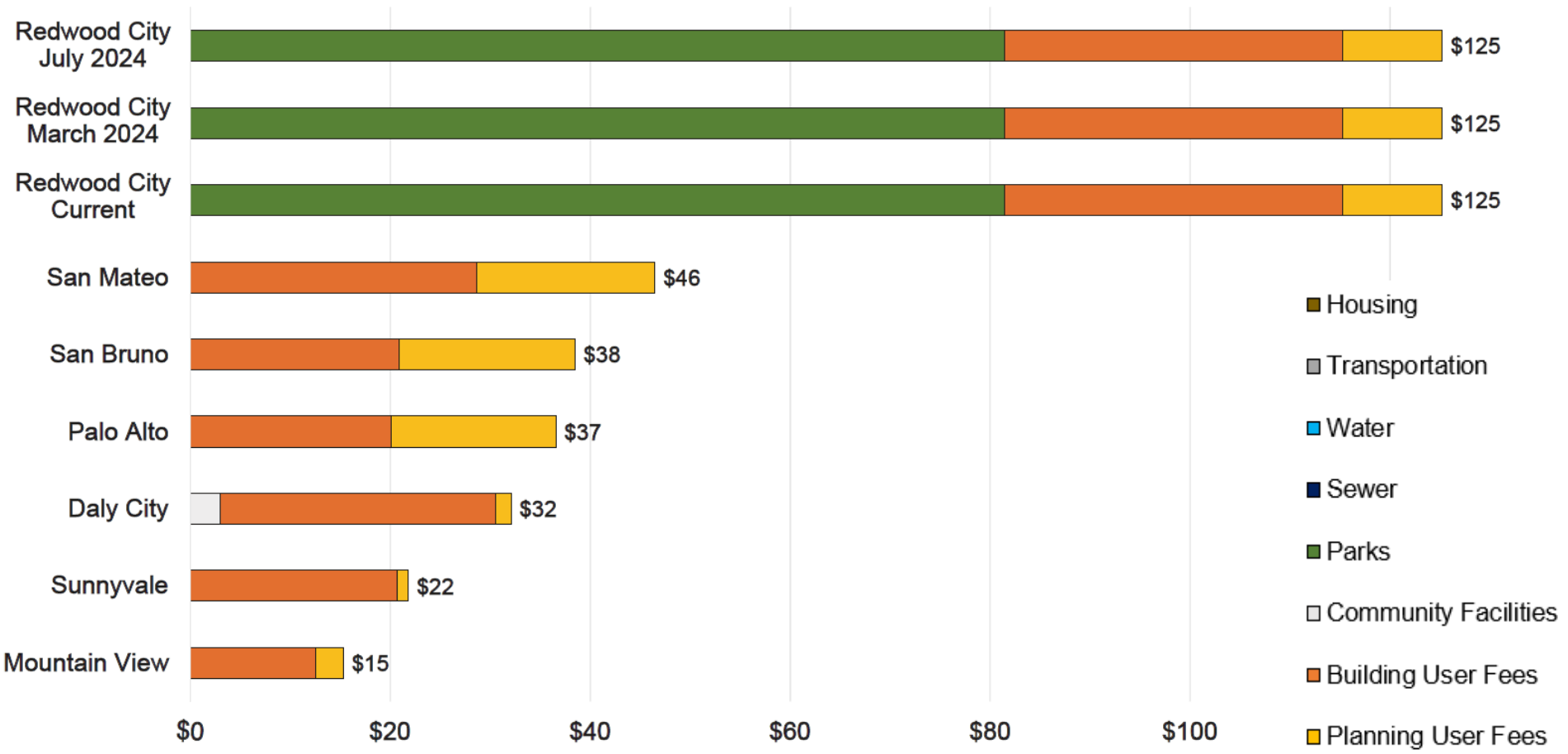
MULTIFAMILY RENTAL, 100 UNITS, MARKET RATE



MULTIFAMILY RENTAL, 100 UNITS, 100% AFFORDABLE



SINGLE FAMILY BEDROOM ADDITION

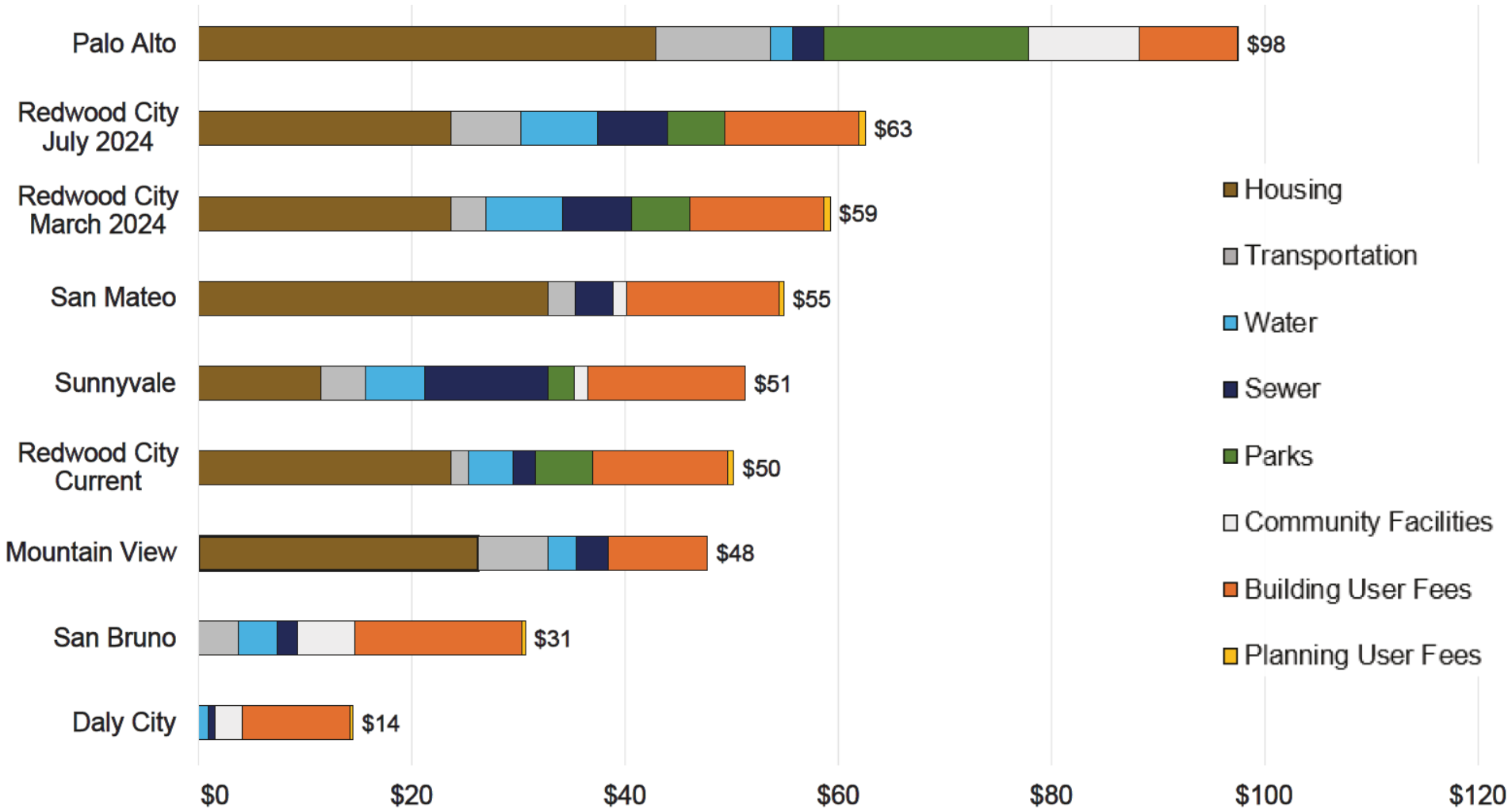




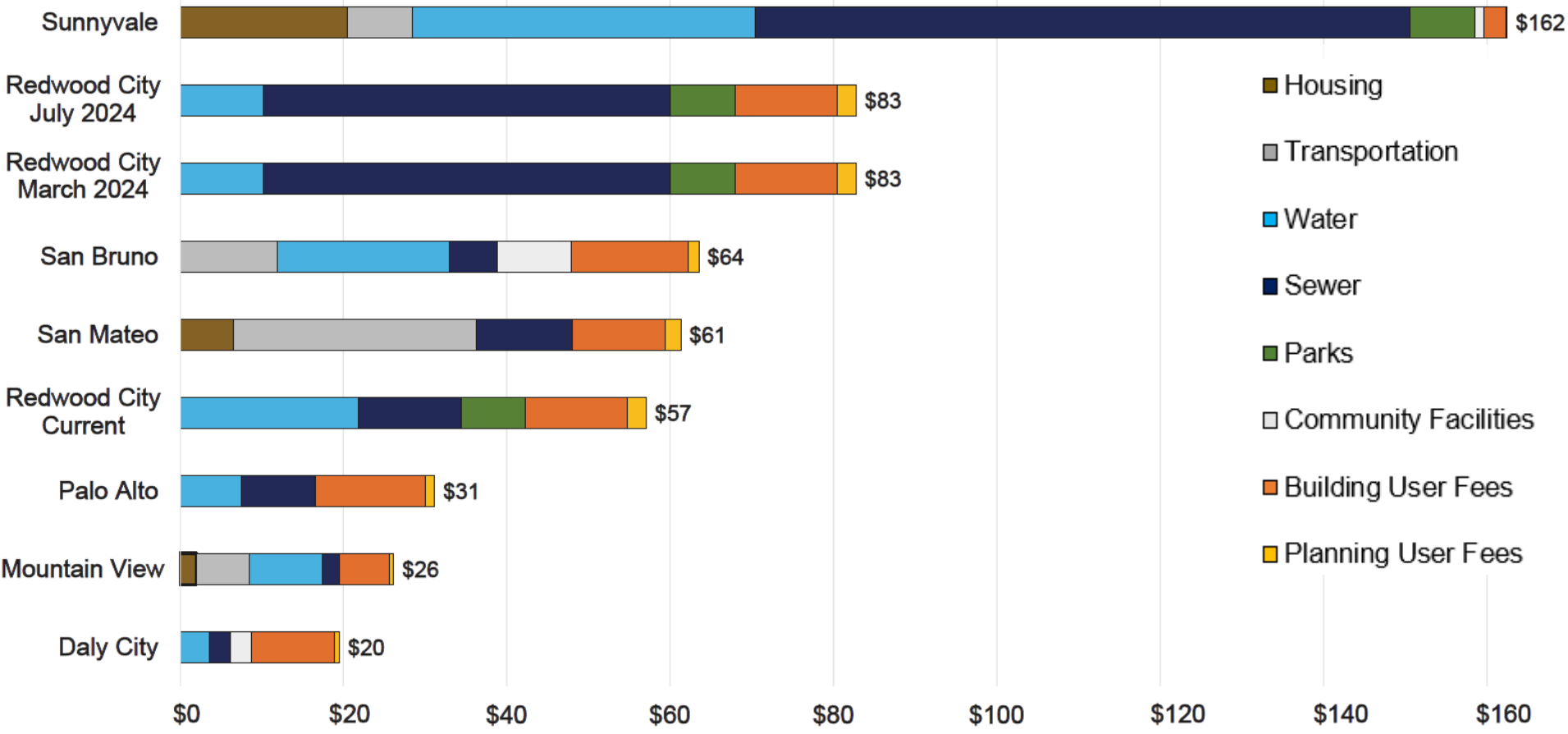
AGGREGATE FEE BURDEN ANALYSIS

NON-RESIDENTIAL PROTOTYPES

RESEARCH & DEVELOPMENT (R&D)



CHILDCARE





HIGH LEVEL TAKEAWAYS

- City's total fee burden generally falls in the middle of comparison cities
- Single Family Bedroom Additions at high end
- 100% Affordable Rental Buildings at low end

CITY GUIDING PRINCIPLES

- Children and Youth
- Economic Vitality
- Excellence in Government
Operations
- Housing
- Sustainability
- Transportation

Strategies & Policies

Considerations

- ❑ Impact fees are investments in necessary infrastructure and contribute to the City's quality of life long-term
- ❑ Fees are only one factor in development project feasibility
- ❑ Any adjustments should have a limited duration (suggested three years maximum), with periodic evaluations

OPTIONS MOVING FORWARD

- ❑ Maintain adopted fee structures
- ❑ Consider policy-based exemptions and discounts

OVERVIEW: RECOMMENDED IMPLEMENTATION STRATEGIES

❑ Exemptions:

- ADUs
- Bedroom additions
- Childcare facilities

❑ TIF Discounts:

- AB 2097 Area - Expansion of Downtown Discount
 - Maintains 38% residential discount within new TIF
 - Add a 25% “Downtown non-residential” discount
- Affordable Housing Outside the AB 2097 area (38%)

❑ Fee Deferral:

- Inform applicants of this option
- Monitor pending legislation

❑ Phasing:

- Expire TIF Phasing in July 2024

IMPLEMENTATION STRATEGY

POTENTIAL EXEMPTIONS

- ❑ **ADUs** (Park and Transportation Impact Fees)
 - < 750 square feet is exempt per state law
 - Prorated/Proportional to main home \geq 750 sfLarger ADUs account for 25 % of total ADUs
 - 2023: Loss of ~\$100 K for Parks and ~\$18 K for TIF

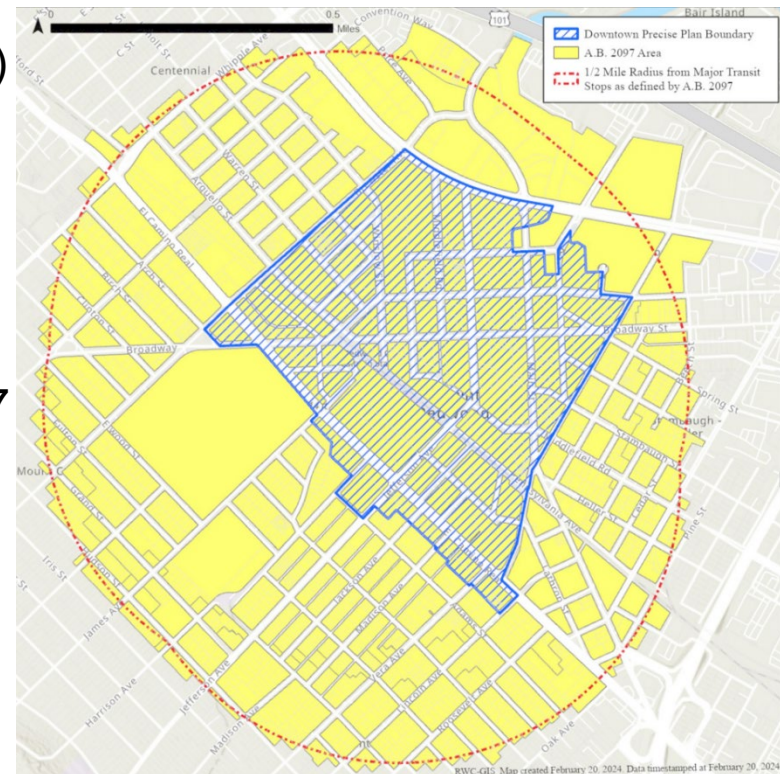
- ❑ **Bedroom additions** (Park Impact Fees)
 - Fee not common amongst other municipalities
 - Results in some "gaming" of the system (Call it a den).
 - 2023: Loss of ~\$250,000

- ❑ **Childcare facilities** (Park Impact Fees)
 - Already exempt from TIF
 - No projects within the past 5 years
 - Estimated Park Impact fee (~\$5K for 5,000 sf facility)

IMPLEMENTATION STRATEGY

POTENTIAL DISCOUNTS

- **TIF: AB 2097 Discount**
(Expansion of Downtown Discount)
 - Extend the existing 38% residential discount to the AB 2097 area
 - Reinststitute a 25% "Downtown non-residential discount" within the AB 2097 area
- **TIF: Affordable Housing Discount** (Outside AB 2097 Area)
 - Add a 38% discount for affordable housing outside the AB 2097 area



Existing Downtown Precise Plan within AB 2097 boundaries

IMPLEMENTATION STRATEGY

FEE DEFERRALS & PHASING

□ Fee Deferrals

- Advise developers of this existing option
- Monitor pending legislation and adjust program after outcome is ascertained

□ Phasing

- Expire TIF Phasing in July 2024 if discounts are offered
- No additional/new phasing

POLICY DISCUSSION:

OTHER POTENTIAL IMPLEMENTATION STRATEGIES

❑ Discounts

- Add a "Pipeline Housing Project" Parks Fee discount

❑ Fee Deferral Ordinance Update

- Streamline existing program (ordinance amendment)

❑ Phasing

- Eliminate all Phasing - Implement impact fees as adopted
- Consider an alternative phasing approach

POLICY DISCUSSION:

PIPELINE PROJECT DISCOUNT

■ Pipeline Projects – Reinstate Parks Fee Discount

- Prior 50% Park Fee discount expired in July 2023
- Recognize older "pipeline" projects submitted prior to enactment of the updated park fee
- Potential loss of park impact fee revenue of ~\$8.1 M



POLICY DISCUSSION:

FEE DEFERRAL STREAMLING

- Update the Fee Deferral Ordinance**
 - Streamline processes and procedures in advance of SB 937

POLICY DISCUSSION:

PHASING OPTIONS

❑ Implement Impact Fee Programs

- As adopted with no exemptions or discounts
- With a different mix of exemptions or discounts than recommended by staff

❑ Alternative Phasing Approach

- Provide direction on the evaluation of an alternative phasing approach

RECOMMENDATIONS

1. Receive presentation on Aggregate Fee Burden Analysis comprising of impact fees and certain development fees
2. Provide policy direction regarding any impact fee reductions and direct staff to return with an implementing resolution

COUNCIL QUESTIONS AND FEEDBACK SOUGHT

- Do you have any questions regarding the fee burden analysis?
- Are the recommended impact fee adjustments in alignment with City Council goals and policies?
- Are there any other recommended adjustments?



BACKUP SLIDES

List Potential Implementation Strategies

- ❑ Recommended Exemptions:
 - ❑ ADUs
 - ❑ Bedroom additions
 - ❑ Childcare Facilities

- ❑ Recommended TIF AB 2097 Discounts:
 - ❑ Extend 38% residential discount to AB 2097 area
 - ❑ Add 25% “Downtown non-residential discount” in the AB 2097 area

- ❑ Recommended TIF Outside AB 2097 Area Discount for Affordable Housing (38%)

- ❑ Recommended Fee Deferral Program (existing & monitor SB 937)

- ❑ Recommended Expiration Phasing for TIF beyond July 2024

- ❑ Pipeline Project Option – Reinstate 50% Parks Discount?

- ❑ Other phasing or discount variations?

QUESTIONS?

RESOURCE SLIDES

MAXIMUM AND RECOMMENDED FEES

TRANSPORTATION IMPACT FEE AND WATER/SEWER CAPACITY FEE UPDATE: FEE BURDEN ANALYSIS

City of Redwood City

City Council

February 26, 2024



Economic & Planning Systems, Inc.
The Economics of Land Use

1330 Broadway, Suite 450 ■ Oakland, CA 94612
510.841.9190 ■ www.epsys.com



TRANSPORTATION

- Impact fee program ensures that new development pays its fair share of the City's future transportation improvements
 - \$104.2 million of multi-modal improvements identified
 - \$217.0 million of traffic operation and roadway improvements identified
- Who pays and under what circumstances?
 - New residential and nonresidential development or intensification of use
- Implementation
 - Nexus Study adopted January 8, 2024
 - 50% of TIF goes into effect March 22, 2024
 - 100% of TIF goes into effect July 7, 2024

TRANSPORTATION: CURRENT AND ADOPTED

| Land Use | Existing Fees | Effective 3/22/2024 | Effective 7/7/2024 | Basis |
|--------------------------|------------------------|--------------------------|--------------------------|--------------------------|
| Residential | <u>Per Unit</u> | <u>Per Sq.Ft.</u> | <u>Per Sq.Ft.</u> | |
| Single Family | \$1,617 | \$1.61 | \$3.22 | |
| Single Family (Downtown) | | \$1.00 | \$2.00 | |
| Multifamily | \$992 | \$1.15 | \$2.31 | |
| Multifamily (Downtown) | | \$0.71 | \$1.43 | |
| Non-Residential | | | | |
| Office/ R&D | \$2.38 | \$3.29 | \$6.58 | Per Gross Building SF |
| Medical/ Dental Office | \$5.54 | \$10.89 | \$21.78 | Per Gross Building SF |
| Industrial | \$1.55 | \$1.48 | \$2.96 | Per Gross Building SF |
| General Retail | \$3.94 | \$2.25 | \$4.50 | Per Leasable Building SF |
| High Intensity Retail | \$27.08 | \$28.39 | \$56.79 | Per Leasable Building SF |
| Entertainment Venue | na | \$23.71 | \$47.43 | Per Gross Building SF |
| Religious Facility | \$2.38 | \$1.48 | \$2.96 | Per Gross Building SF |
| Hotel/ Lodging | \$945 | \$2,427 | \$4,853 | Per Room |
| School | \$272 | \$589 | \$1,178 | Per Student |
| Service Station | \$12,878 | \$20,896 | \$41,792 | Per Fueling Station |

WATER AND SEWER CAPACITY FEES

- Capacity fee programs ensure that new development pays its fair share of existing and future water and sewer-related facilities
 - \$117.0 million of capital projects identified for water
 - \$42.7 million of capital projects identified for sewer
 - Only sources of revenue for water/sewer utilities are fees (paid by new development) and rates (paid by existing residents and businesses)
- Who pays and under what circumstances?
 - New residential and nonresidential development or intensification of use
- Implementation
 - Nexus Study adopted January 8, 2024
 - Fees go into effect March 22, 2024

WATER CAPACITY: CURRENT AND ADOPTED

Figure 4-1. Current Water Capital Facilities Fees

| Water Meter Size | Existing Capital Facilities Fee |
|------------------|---------------------------------|
| 5/8" | \$1,787 |
| 3/4" | \$2,681 |
| 1" | \$4,468 |
| 1-1/2" | \$8,935 |
| 2" | \$14,296 |
| 3" | \$26,805 |
| 4" | \$44,675 |
| 6" or larger | \$89,350 |

Figure 4-2. Current Water Capacity Charge

| Variable | Rate |
|---------------------------------------|-------------|
| Net New Demand | \$11.58/gpd |
| x Attachment Q Water Use ¹ | |
| Capacity Charge Assessed | |

¹Attachment Q includes both Indoor and Outdoor water use projections.

Figure 4-8. Proposed Water Capacity Fees

| Meter Size | Capacity Fee per EMU | Capacity Ratio | Proposed Capacity Fee |
|---------------------------------------|----------------------|----------------|-----------------------|
| Single Family residence ¹ | \$5,679 | 1.00 | \$5,679 |
| Multi Family/Commercial customers | | | |
| 5/8" Meters | \$5,679 | 1.00 | \$5,679 |
| 3/4" Meters | \$5,679 | 1.50 | \$8,519 |
| 1" Meters | \$5,679 | 2.50 | \$14,198 |
| 1.5" Meters | \$5,679 | 5.00 | \$28,396 |
| 2" Meters | \$5,679 | 8.00 | \$45,433 |
| 3" Meters | \$5,679 | 21.75 | \$123,521 |
| 4" Meters | \$5,679 | 37.50 | \$212,966 |
| 6" Meters | \$5,679 | 80.00 | \$454,328 |
| 8" Meters | \$5,679 | 140.00 | \$795,075 |
| 10" Meters | \$5,679 | 210.00 | \$1,192,612 |
| Accessory Dwelling Units ² | | | \$3.19/square foot |

¹Charge is applicable for all Single Family Residential connections less than or equal to 1".

²The fees for Accessory Dwelling Units (ADUs) were calculated based on the average square footage of an existing single-family dwelling unit in Redwood City, which is 1,780 livable square feet. ADUs will be charged capacity fees in accordance with Gov. Code. Section 65852.2(f)(5).

SEWER CAPACITY: CURRENT AND ADOPTED

Figure 1-1. Current Sewer Capacity Fees

| Customer Class | Sewer Capital Facilities Fee |
|--------------------------|--|
| Residential (each DU) | \$960 |
| Commercial (per account) | (Gross Floor Area x \$960) / 2000 sqft |

Figure 1-4. Proposed Sewer Collection Capacity Fees

| Sewer Customer | Average Flow per DU (gpd) | Proposed Connection Fee | Unit |
|---------------------------------------|---------------------------|-------------------------|----------------------|
| Single Family residence | 128 | \$3,166 | per DU |
| Multi Family dwelling unit | 94 | \$2,333 | per DU |
| Commercial customers | | \$3,166 | per EDU ¹ |
| Accessory Dwelling Units ² | | \$1.78 | per SF |

¹Commercial/Industrial customers calculate total EDU by the ratio of estimated volume of wastewater discharged divided by 128 gallons per day.

²The fees for Accessory Dwelling Units (ADUs) were calculated based on the average square footage of an existing single-family dwelling unit in Redwood City, which is 1,780 livable square feet. ADUs will be charged capacity fees in accordance with Gov. Code. Section 65852.2(f)(5).

OVERVIEW OF DEVELOPER FEES

WHAT ARE DEVELOPMENT IMPACT FEES?

- Authorized by the Mitigation Fee Act ([Gov. Code §§ 66000](#))
- **Who Pays?**
 - One-time charges on new development (or intensification of use)
- **How is Fee Established?**
 - Calculated according to “nexus logic” – documents a reasonable relationship between new development (or intensification of use) and associated impacts; requires a Nexus Study
- **How is Fee Revenue Used?**
 - Can only be used to fund capital projects (not maintenance or operations)
 - Cannot be used to address existing deficiencies
- City examples: transportation, library, park improvement
- Water/Sewer: similar logic but different legal authorization ([Gov. Code §§ 66013](#))
 - Only sources of revenue for water/sewer are fees and rates

ECONOMIC CONSIDERATION OF FEES

- Fees are investments in necessary infrastructure and contribute to the City's quality of life
- Fees ensure that new development pays its fair share of infrastructure costs
 - Other sources of revenue are needed to fund existing deficiencies
 - For water/sewer, City only has fees and rates
- Impact fees provide certainty to developers in terms of City infrastructure/capital requirements
- Impact fees (or in-lieu fees) add to the cost of new construction and can affect development feasibility
- Total fee burdens are sometimes moderated by reducing fees to provide funding for necessary capital facilities while balancing development feasibility
 - Tradeoffs

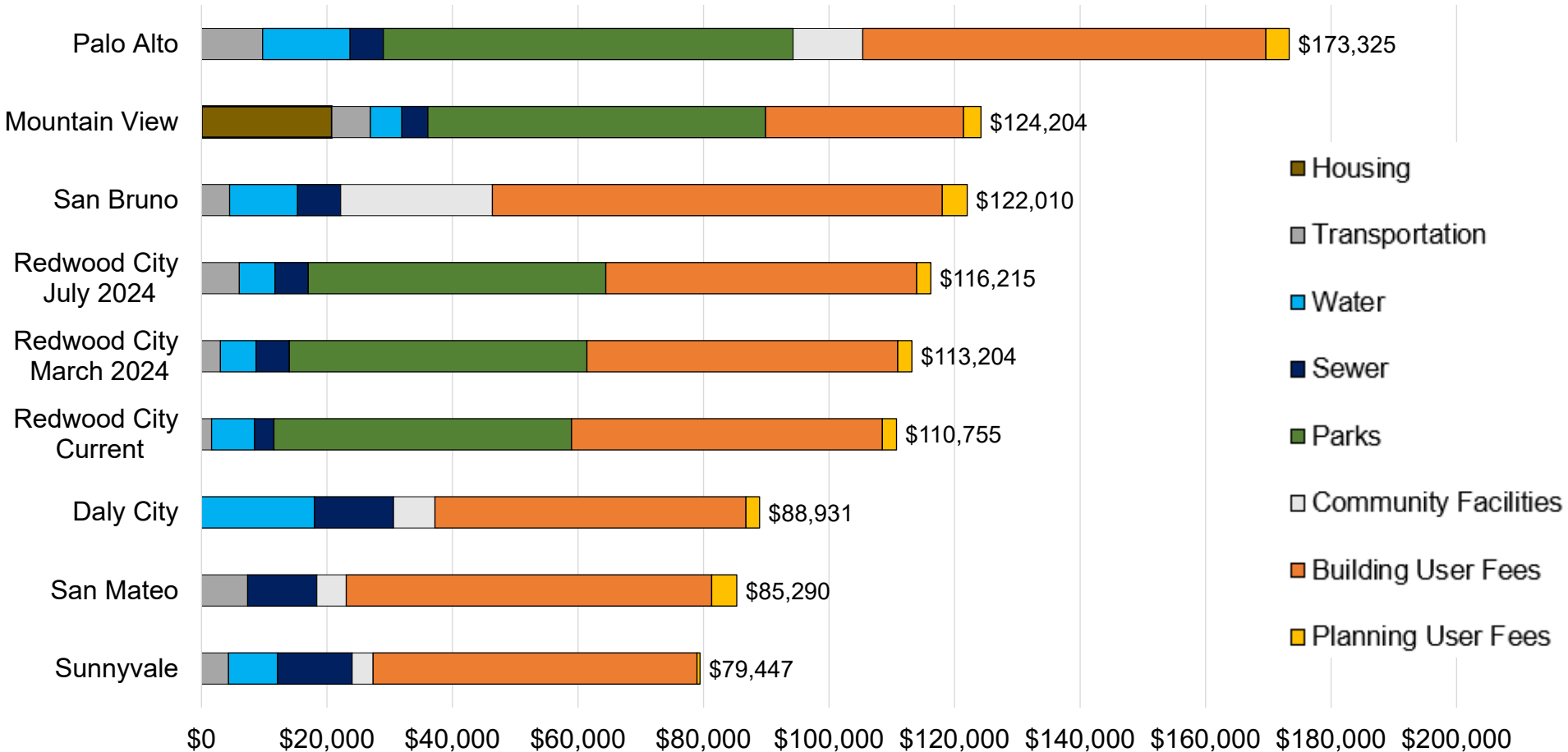


RATIONALE FOR FEE UPDATE

- **Periodic Update.** State law recommends periodic review and update of impact fees approximately every 8 years.
- **Changes in Facility Requirements and Costs.** Some facility needs identified in the past for which fees were collected have been completed and facility needs going forward have changed; cost estimates required updating.
- **Changed Growth Prospects.** Current population and future population forecasts require periodic updating.
- **Refined Land Use Categories.** Land use categories in the current update are intended to provide clarity to developers and fee program administrators.
- **Changing Legal Landscape.** City's fee programs need to be in compliance with recent shifts/updates to state law (e.g., ADUs, per sq.ft. basis, transparency in reporting, etc.)

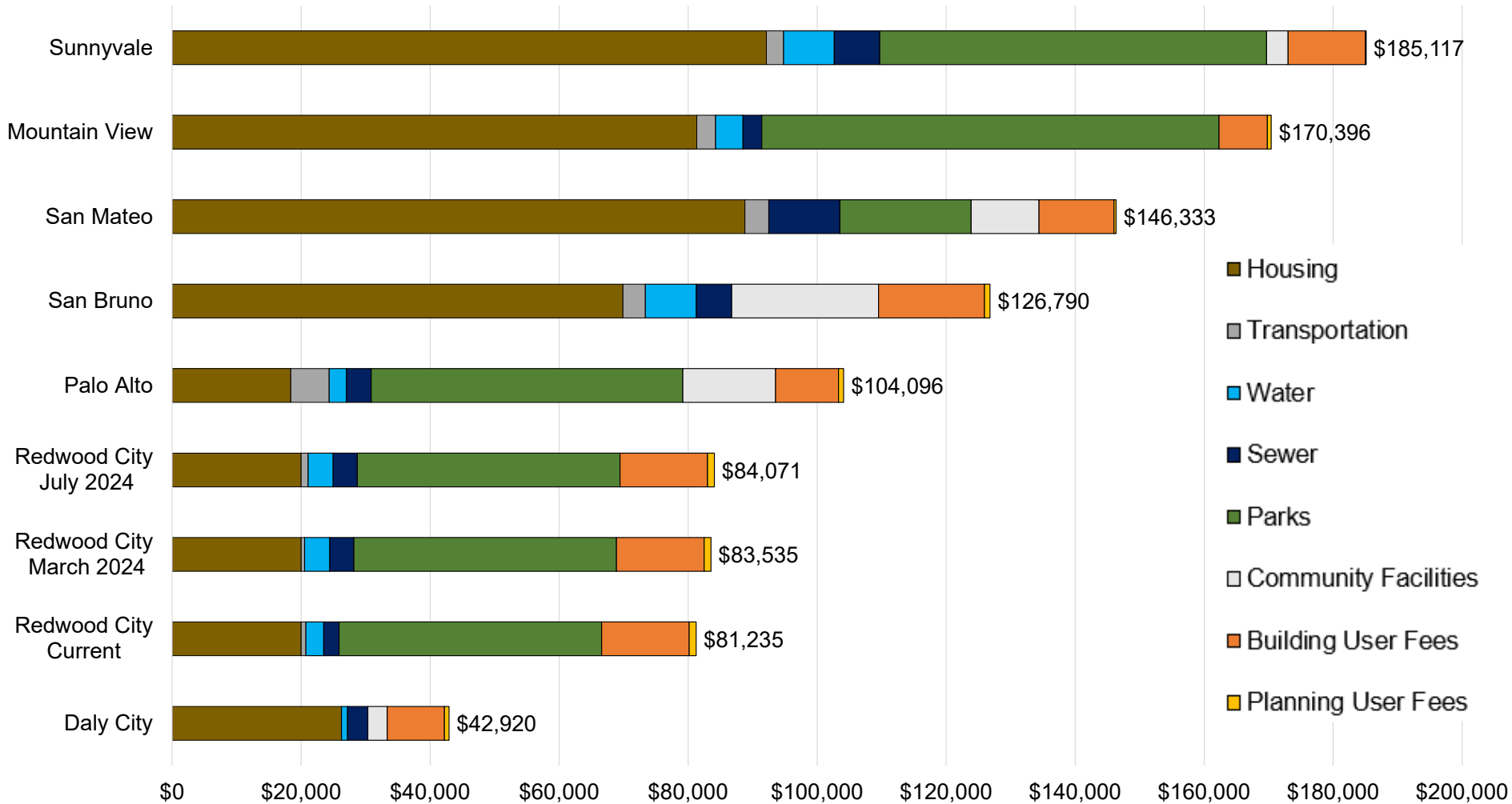
SINGLE FAMILY DETACHED, NON-SUBDIVISION (PER UNIT)

Single Family Detached, 2,200 sq. ft.
Aggregate Fees Shown per Unit



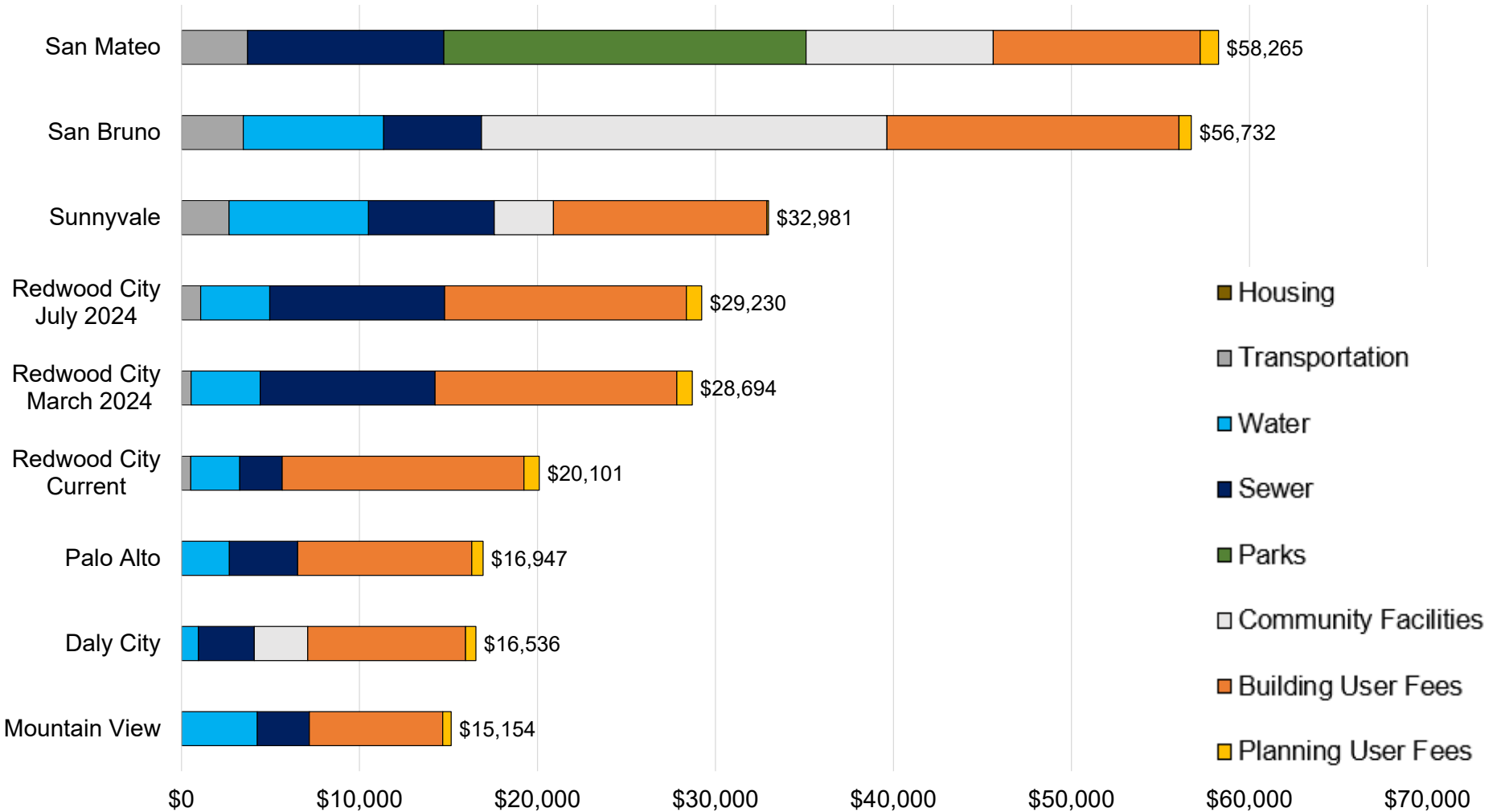
MULTIFAMILY RENTAL, 19 UNITS, MARKET RATE

Multifamily Apartment, Market Rate, 19 Units
Aggregate Fees Shown per Unit



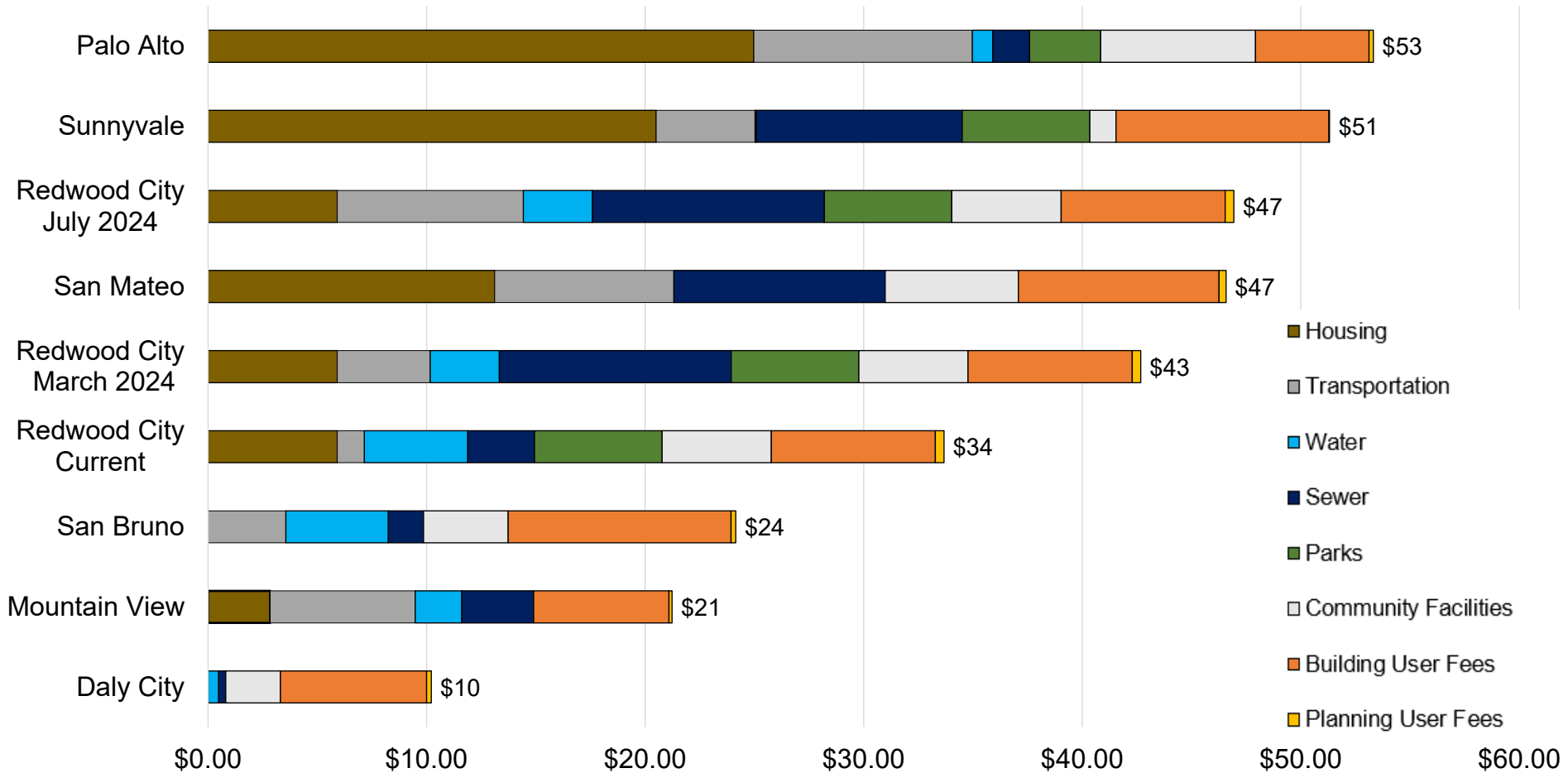
MULTIFAMILY RENTAL, 19 UNITS, 100% AFFORDABLE

Multifamily Apartment, Affordable, 19 Units
Aggregate Fees Shown per Unit



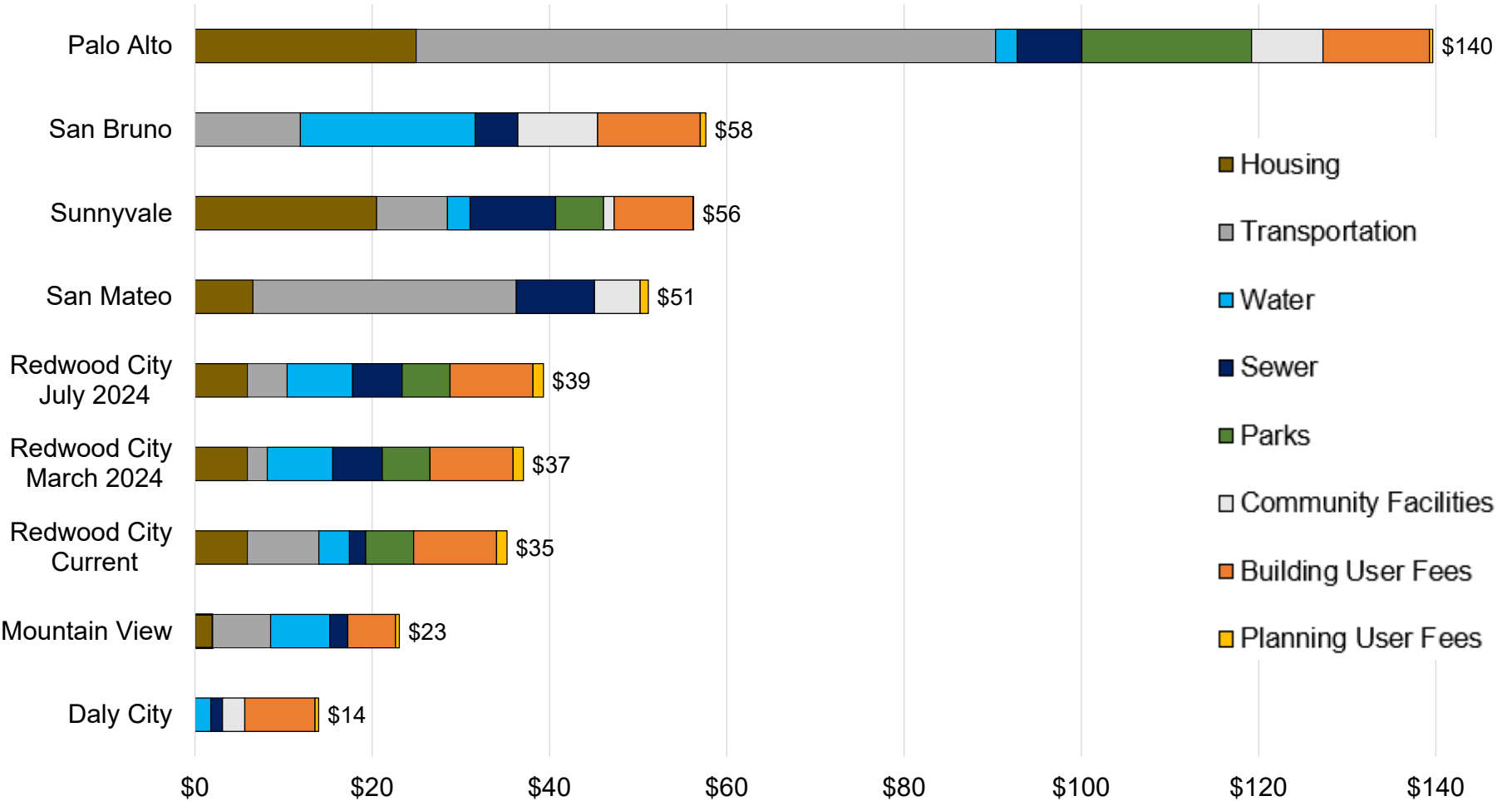
HOTEL

Hotel, 100 rooms, 57,000 sq. ft.
Aggregate Fees Shown per sq. ft.



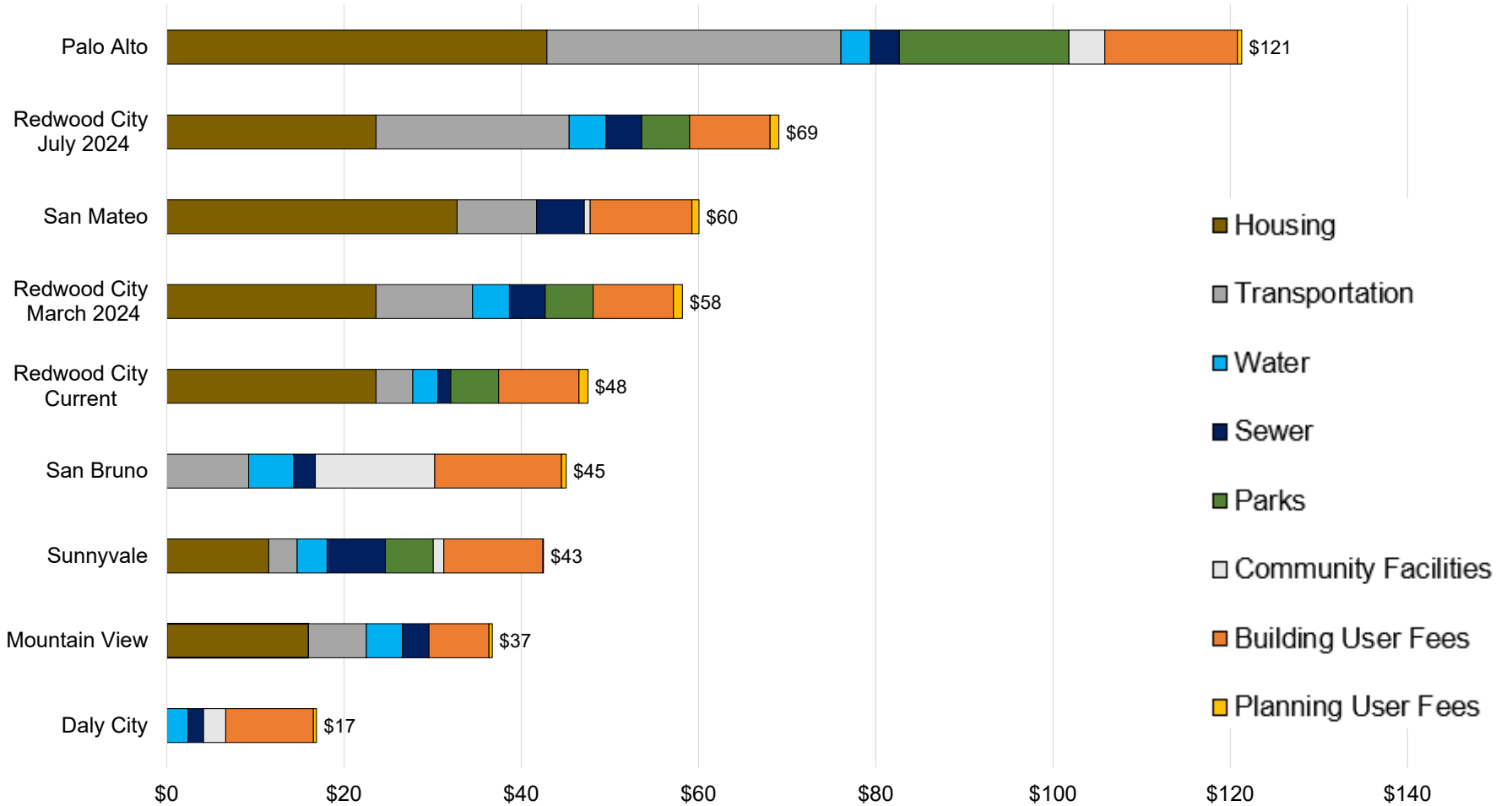
GROCERY STORE

Grocery Store, 10,000 sq. ft.
Aggregate Fees Shown per sq. ft.



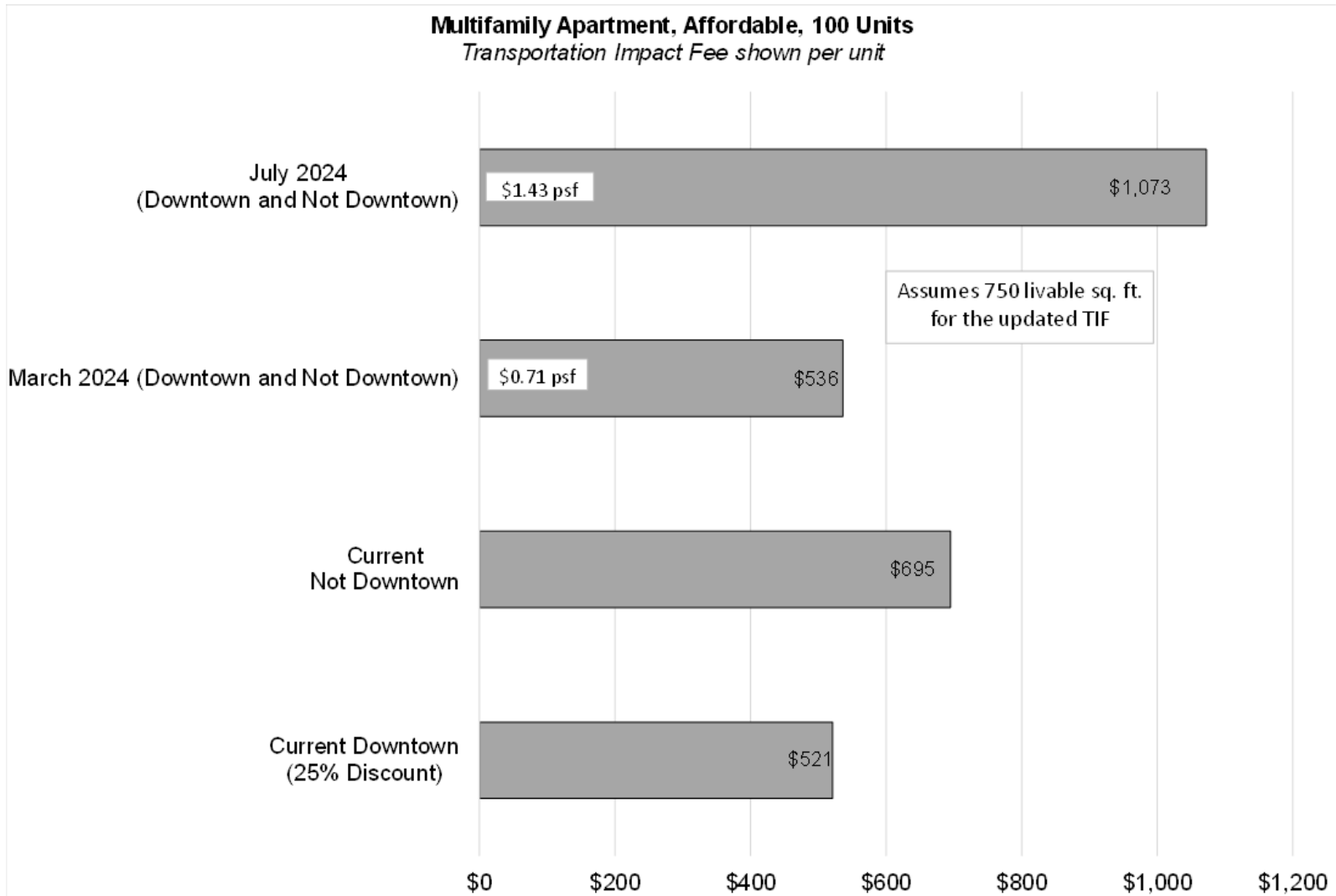
MEDICAL OFFICE

Medical Office, 7,500 sq.ft.
Aggregate Fees Shown per sq. ft.



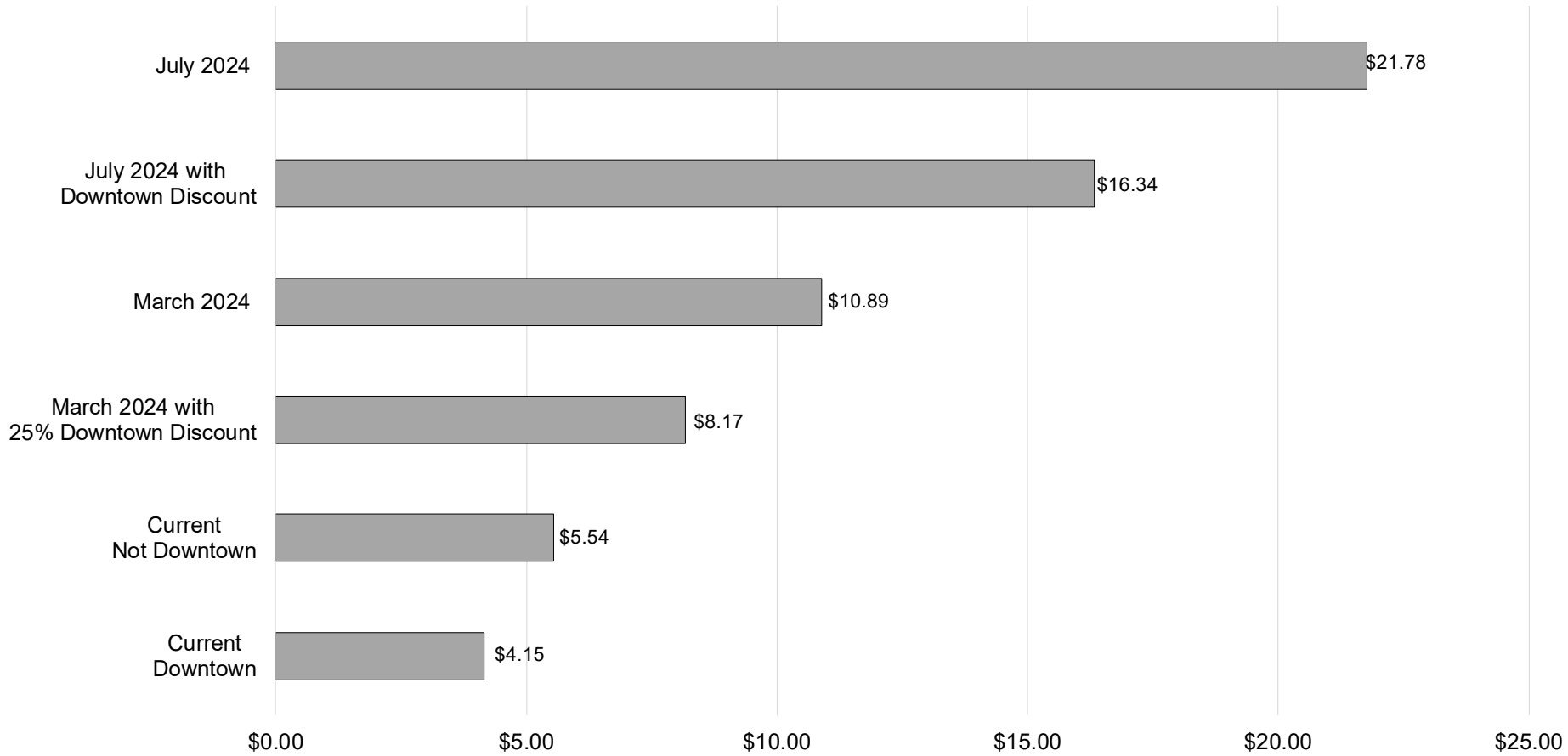
POTENTIAL TIF VARIATIONS ?

MULTIFAMILY RENTAL, 100 UNITS, 100% AFFORDABLE



MEDICAL OFFICE

Medical Office, 7,500 sq. ft.
Transportation Fee shown per sq. ft.



Major Development Projects (Gatekeeper and Non-Gatekeeper) with Applications Under Review & the A.B. 2097 Radius Area in Downtown Redwood City

Legend

- Gatekeeper Projects*
- Non-Gatekeeper Projects with Submittals (Not Approved)
- 1/2 Mile Radius from Major Transit Stops as defined by A.B. 2097
- Downtown Precise Plan Boundary
- A.B. 2097 Area

Projects Shown on Map

Within A.B. 2097 Radius Area

Gatekeeper Projects

1. American Legion (651 El Camino Real)
2. Bradford/RCSD (750 Bradford Street/603 Jefferson Avenue)
3. 901 El Camino Real
4. 1900 Broadway
5. 2300 Broadway

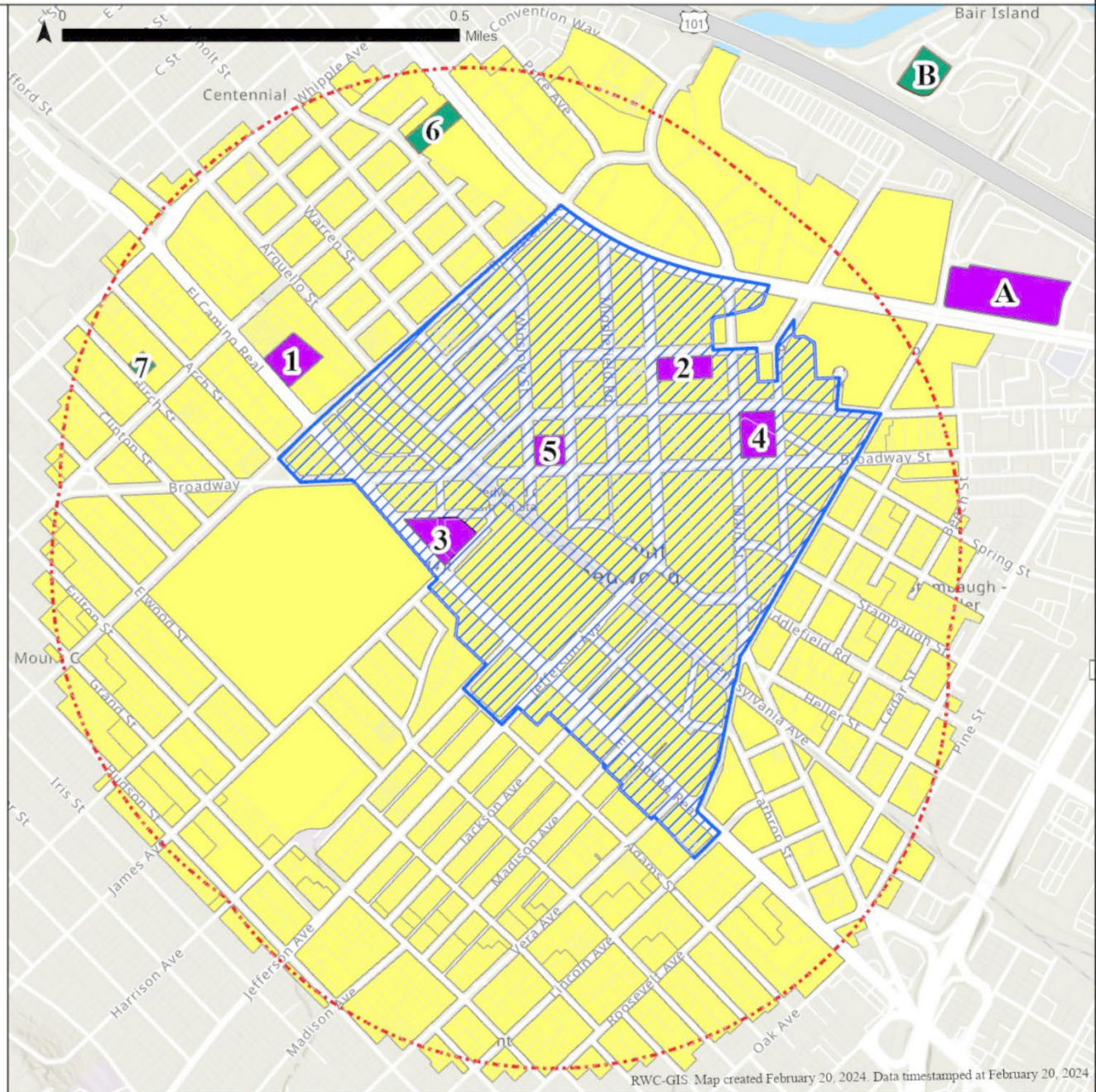
Non-Gatekeeper Projects with Submittals (Not Approved)

6. 590 Veterans Boulevard & 91 Winslow Street
7. 77 Birch Townhomes

Outside of A.B. 2097 Radius Area

- A. 1205 Veterans Blvd. (Gatekeeper Project)
- B. 1580 Maple Street

*The Gatekeeper project, Townhomes at 505 East Bayshore Road, is not shown on the map because it has a completed application. The project is also outside of the A.B. 2097 Radius Area.





Mid-Year Budget Update

February 26, 2024





Agenda



- 1. Mid-Year Progress on Goals**
- 2. Economic Update: National, State and Local**
- 3. Redwood City Preliminary Budget Forecast**
- 4. Budget Strategies & Framework for FY 2024-25 Budget**
- 5. Council Questions/Input and Staff Recommendation**



City Council Questions

1. Are there any changes the City Council would like to make to the **recommended Mid-year Budget Amendments**?
2. Does the City Council support the overall strategy for the development of the FY 2024-25 budget, including the proposed **allocation of General Fund balance**, review of the **pension pay-down strategy**, continuation of the **multi-pronged strategy to fund services and infrastructure**, and the proposed **timeline**?
3. Is there **any other feedback** the City Council would like to give as we develop the FY 2024-25 Recommended Budget?

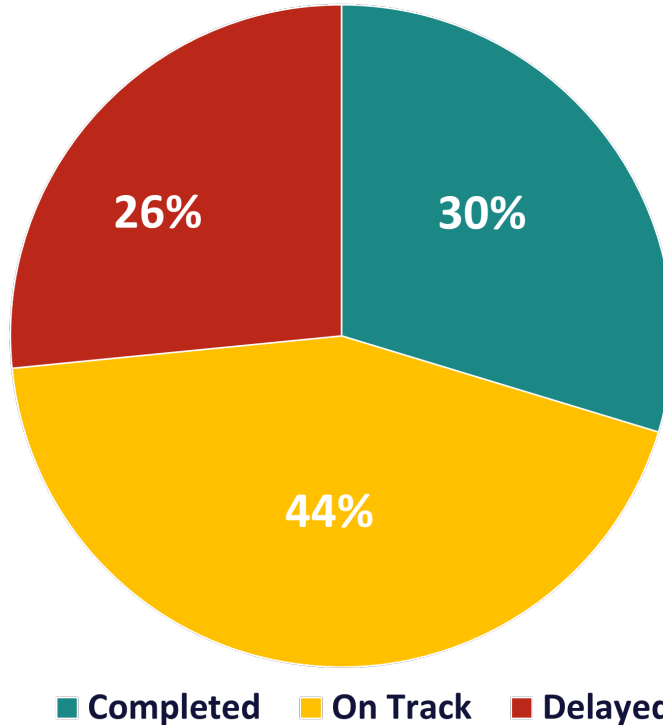


Goals & Accomplishments



FY 2023-2 SMARTIE Goals

All Goals - Citywide





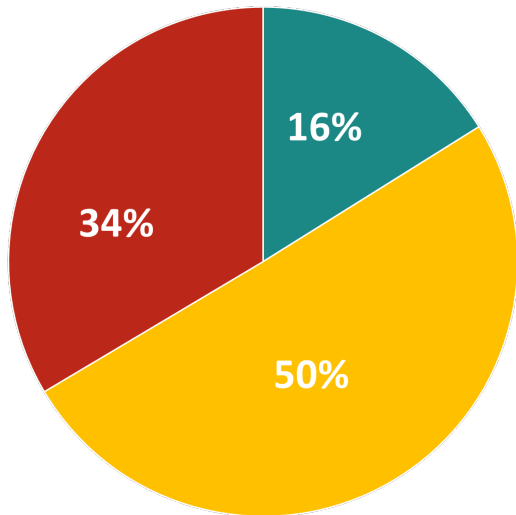
Factors Affecting Progress

1. Staffing Shortages
2. Evolving circumstances (vendor/contractor delays)



FY 2023-2 SMARTIE Goals

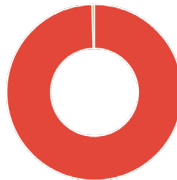
Housing and Homelessness



■ Completed ■ On Track ■ Delayed



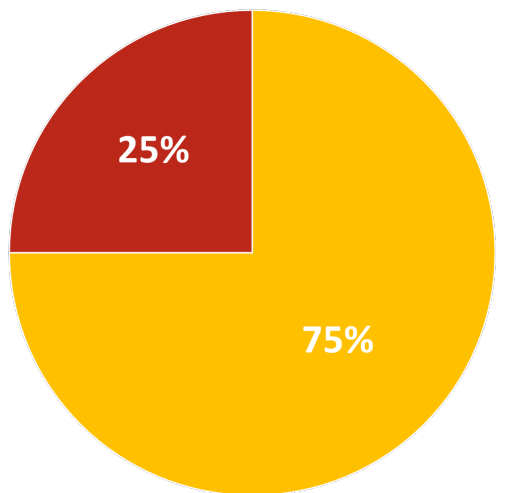
On Track – 67% average progress



Delayed – 0% progress

FY 2022-23 SMART Goals

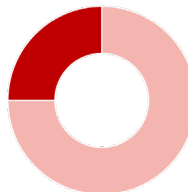
Transportation



■ Completed ■ On Track ■ Delayed

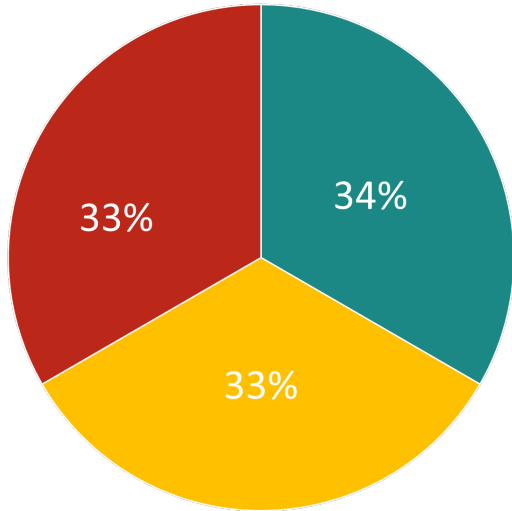


On Track – 50% average progress

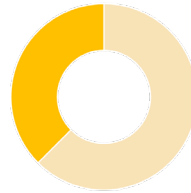


Delayed – 25% progress

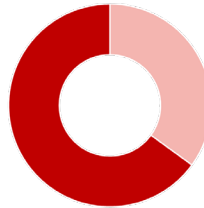
FY 2022-23 SMART Goals Children and Youth



■ Completed ■ On Track ■ Delayed



On Track – 38% average progress



Delayed – 63% progress



Economic Update

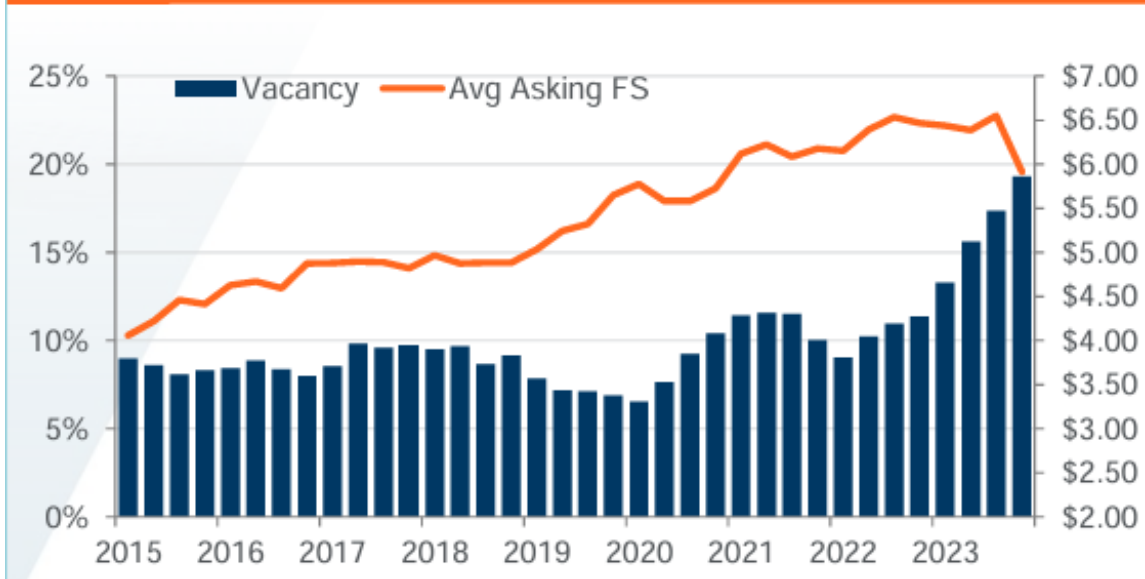




Commercial Real Estate Market

Cushman & Wakefield, Fourth Quarter of 2023

Vacancy & Average Asking Rate Trend



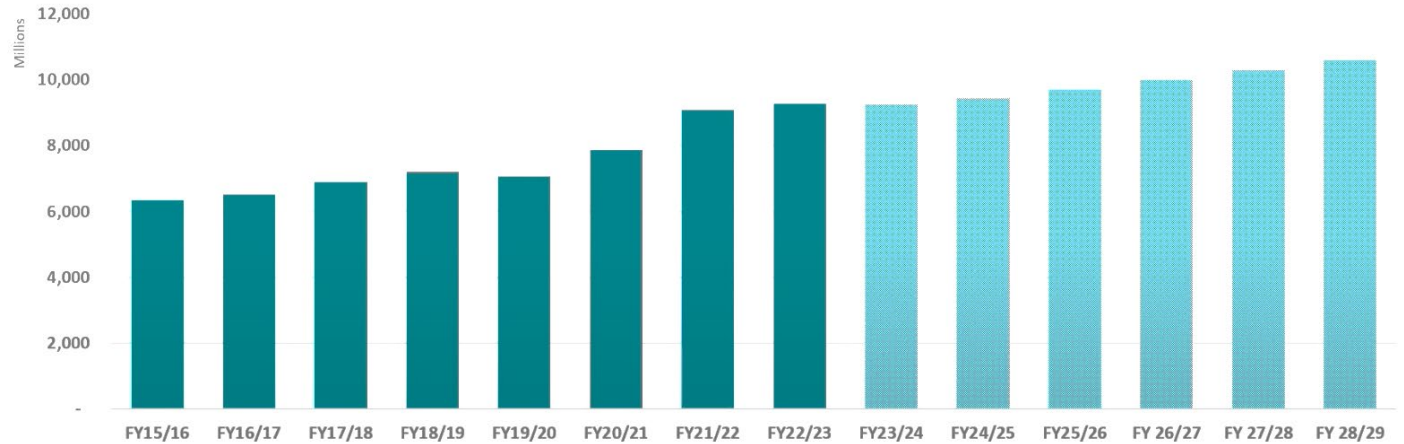


Sale Tax Revenue



HdL Statewide Trend – Annual Outlook (FY)

| % Change YoY | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | 26/27 | 27/28 | 28/29 |
|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| | 2.7% | 5.6% | 4.6% | -2.0% | 11.4% | 15.6% | 2.0% | -0.2% | 2.1% | 2.8% | 3.0% | 2.9% | 2.9% |





Budget Forecast



History of Proactive Fiscal Management



- Adopting structurally balanced annual budgets
- Using ongoing revenues to pay for ongoing expenditures
- Prioritizing paying down long term liabilities
- Maintaining a 15 percent General Fund reserve level





Financial Recognition



- City credit rating of Aa1 (second highest a city can obtain)
- City receives awards for budget and annual financial reports
- City consistently receives clean audits from independent, outside auditors

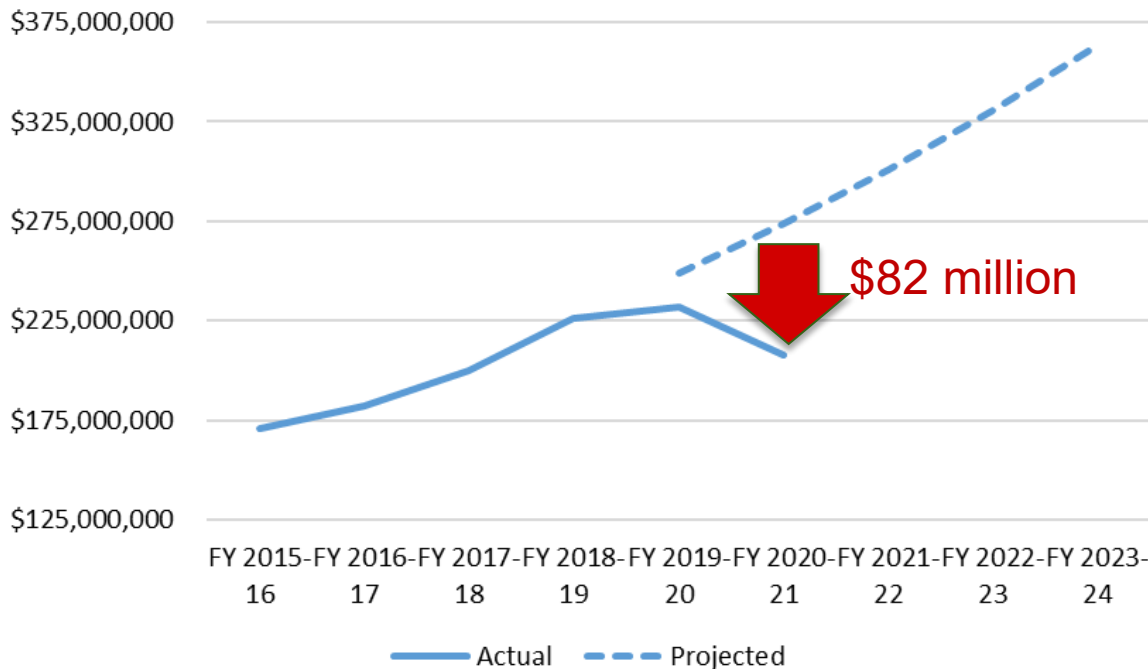




Revenue Lost to Pandemic



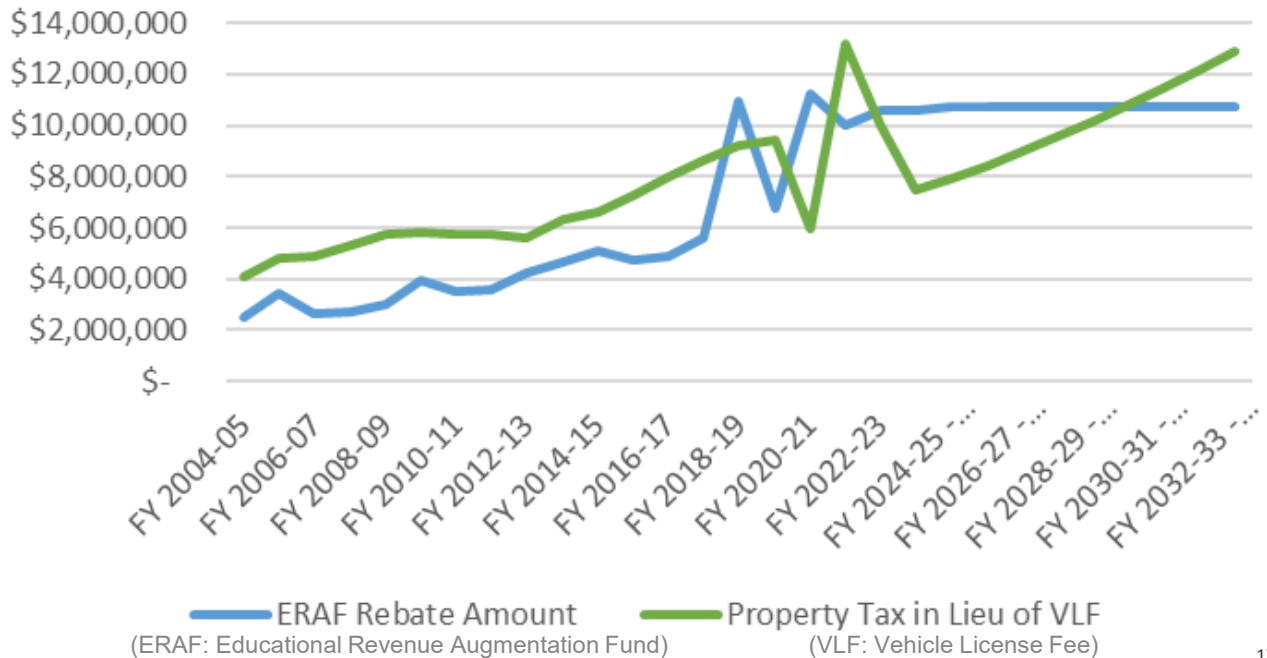
Citywide Net Revenues
Actual vs. Pre-pandemic Projections



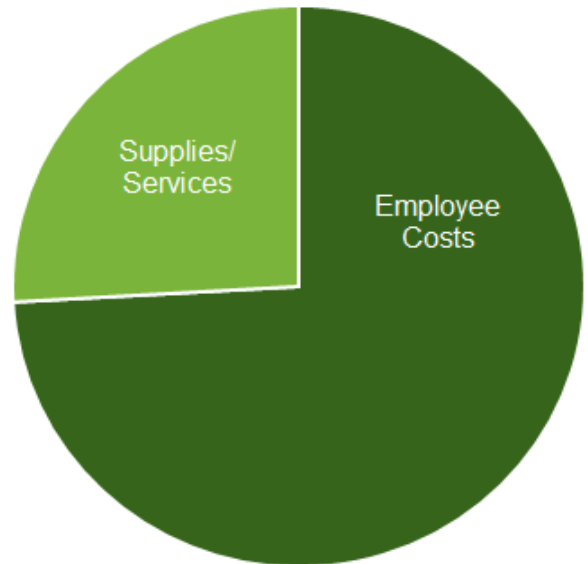
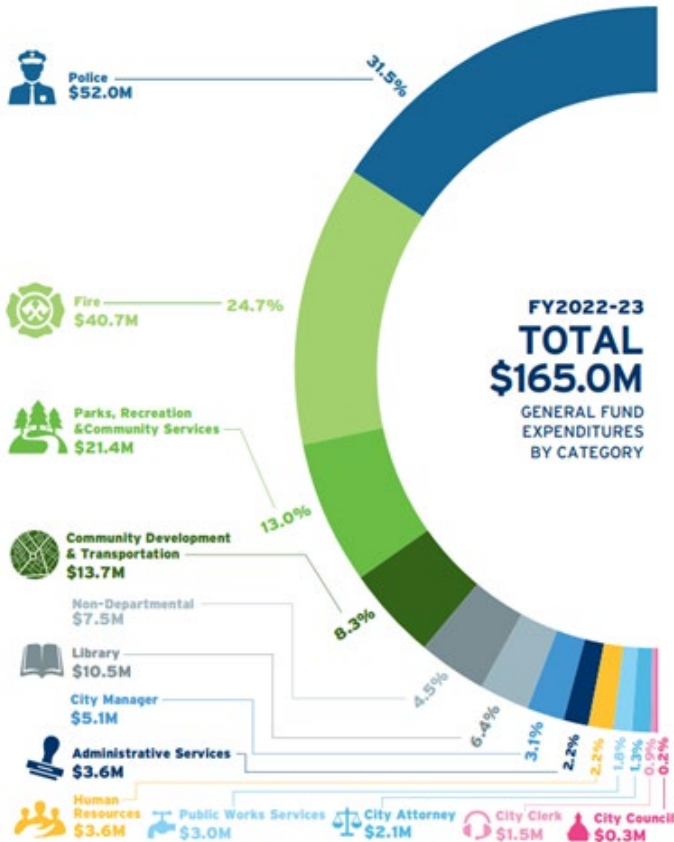


Volatility of State Funding

ERAF Rebate/Property Tax in lieu of Vehicle License Fee

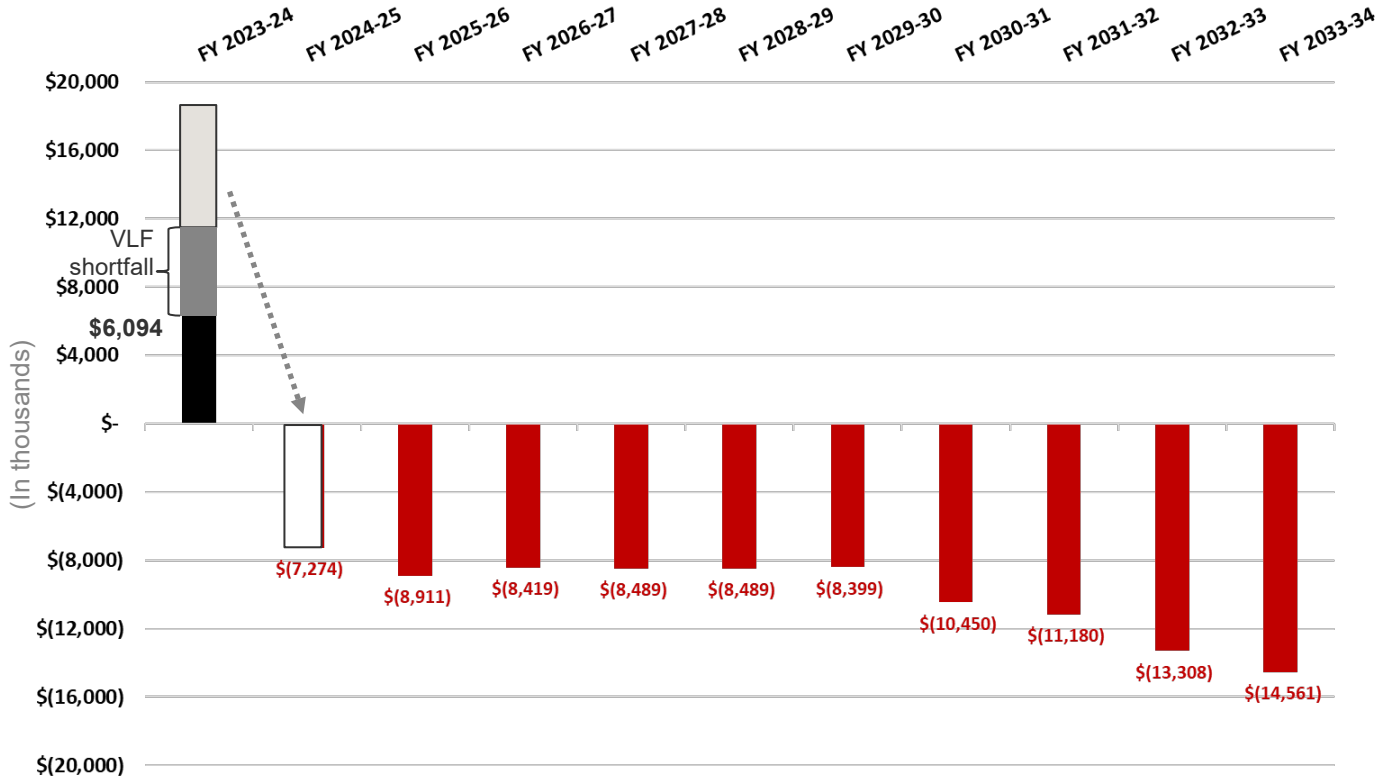


Redwood City Expenditures





February 2024 Preliminary 10-Year Forecast

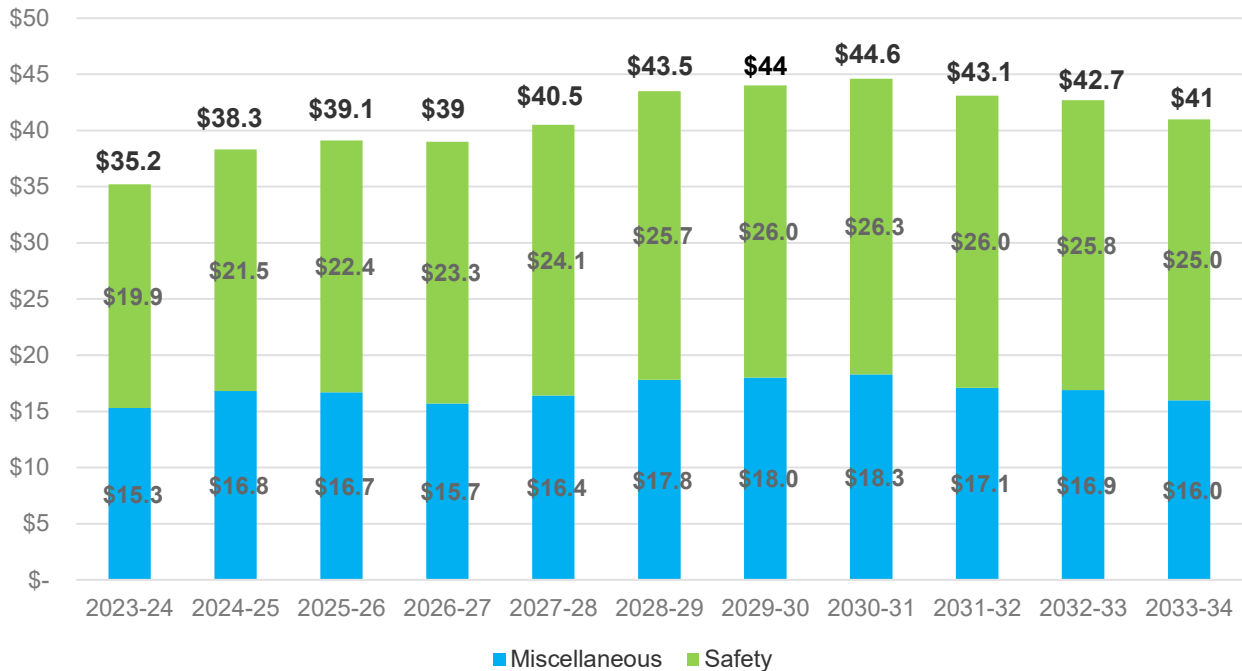




Pension Obligations



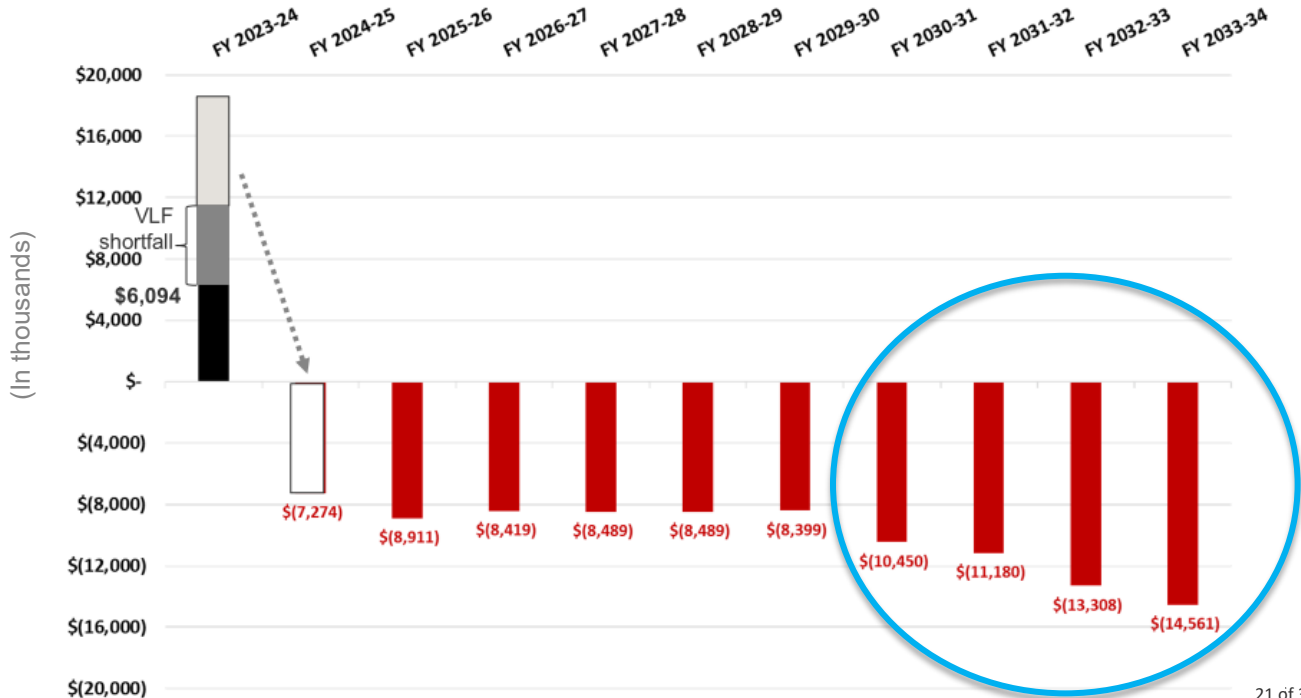
CalPERS Projected Minimum Required Contributions (in millions)





Reassessing Pension Pay-Down Strategy

February 2024 Preliminary 10-Year Forecast





Budget Strategies



Framework for FY 2023-24 Budget



1. Provide services that **reflect community priorities**, the City's **Strategic Plan**, and **City Council input**
 - a. **Biannual community survey results**
 - b. **Housing, Transportation, Children and Youth**
 - c. Council support for **core services**, for **sustainability initiatives and senior services**, for **economic development activities**, for **cost containment**, for **review of the City's Anti-Displacement strategy**, and for **limiting new initiatives** in light of the City's deficit



2. Adhere to **financial best practices and Council fiscal policies**
 - a. Use **ongoing revenue to fund ongoing expenses**
 - b. Use **one-time revenues** for one-time expenses and to **pay down long-term liabilities**
 - c. Ensure **adequate reserves**

Framework for FY 2023-24 Budget



3. Allocate FY 2023-24 General Fund balance
 - a. **Support services in FY 2024-25**
 - b. **Remainder:**
 - i. **80% for City Liabilities**
 - ii. **20% for Council Priorities** - defer allocation to February 2025, pending greater certainty



Framework for FY 2023-24 Budget



4. Continue **reimagining services**, leveraging **technology** and applying an **equity lens**

5. Continue a multi-pronged strategy to **sustainably provide services** and **maintain vital infrastructure**:
 - a. **Economic development** initiatives
 - b. Updating fees to ensure **everyone pays their fair share**
 - c. Review utility rates in order to **fund necessary infrastructure**
 - d. Study a **potential revenue measure for voters** to consider



Fiscal Year 2023-24 Budget Timeline

Feb/Mar 2024

April 2024

May 2024

June 2024

February 26

Mid-Year Budget Update

March 11

Bay Area Council Economic Institute Update

April 1

Capital Improvement Program

Survey results

April 15

Review pension pay-down

Economic Development Workplan

May 6

Federal Grant Study Session

May 7

Planning Commission reviews Capital Improvement Program

June 10

Recommended Budget Submitted to City Council

June 24

Budget Public Hearing and Adoption of Operating and Capital Budgets



City Council Questions



1. Are there any changes the City Council would like to make to the **recommended Mid-year Budget Amendments**?
2. Does the City Council support the overall strategy for the development of the FY 2024-25 budget, including the proposed **allocation of General Fund balance**, review of the **pension pay-down strategy**, continuation of the **multi-pronged strategy to fund services and infrastructure**, and the proposed **timeline**?
3. Is there **any other feedback** the City Council would like to give as we develop the FY 2024-25 Recommended Budget?



Staff Recommendation

1. Accept an update on the FY 2022-23 year-end operating results;
2. Accept a mid-year update on FY 2023-24 goals;
3. Adopt a resolution appropriating and transferring certain funds for specified purposes to conform the budgeted amounts to actual revenues or expenditures for transactions that have occurred or are anticipated to occur during FY 2023-24;
4. Accept an economic update and the Preliminary 2024 Ten-Year General Fund Budget Forecast;
5. Provide direction on the recommended framework for the development of the FY 2024-25 Recommended Budget; and
6. By motion, approve the dates for City Council action on the FY 2024-25 budget as set forth in the staff report, including establishing June 10, 2024 as the date on which the City Manager shall present a proposed budget to the City Council.





Major Goals and Initiatives Underway

Public Facing

Anti-Displacement Strategy

Sea Level Rise Vulnerability Assessment

Fee Updates

Housing Element Implementation

Retail Action Plan

Subdivision Ordinance

Budget

Electronic Billboards

Administrative

Labor Negotiations

Organizational Reviews

Grant Applications

Affordable Housing Preservation

Gatekeeper Applications

Coordinated Homeless Outreach

HOME Investment Partnerships Program

Below Market Rate Housing Portfolio

Teen Talk Series

Feasibility Studies

Tutoring through READ

Complete Parks

Implicit Bias Training

Language Gap Analysis

Indicators

Tree Inventory

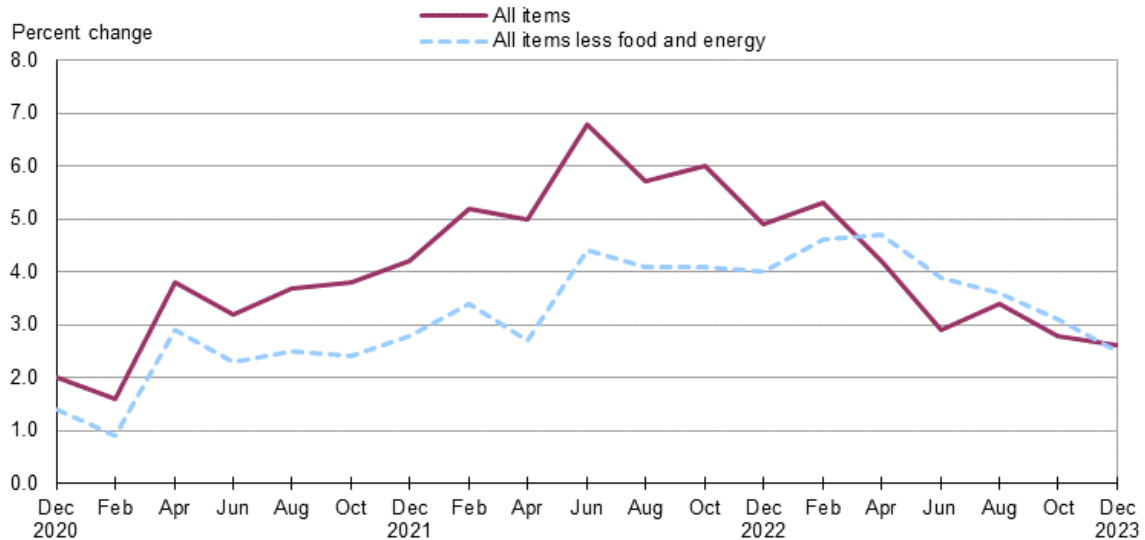
Community Engagement

Hoover Park Master Plan



Soft Landing as Inflation Slows

Chart 1. Over-the-year percent change in CPI-U, San Francisco-Oakland-Hayward, CA, December 2020–December 2023



Source: U.S. Bureau of Labor Statistics.

Capital and Operating Budget Strategies



Fall 2023

- Updated cost-recovery fees
- Water Rates

January 2024

- Updated Impact Fees
- Updated User and Capacity Fees
- Increased utility rate assistance



February 2024

- Fee Burden Analysis
- Solid Waste Rates

March 2024

- Regional Economic Update



April 2024

- Capital study session
- Survey results
- Review pension pay-down
- Economic Development Workplan

May 2024

- Federal block grant hearings



June/July 2024

- Budget study session and adoption
- Decision on whether to Put Revenue Measure on November 2024 ballot



What Does \$1 Million Buy?

- \$1M = 322 rental assistance grants
- \$1M = 6 Librarians for one year
- \$1M = 3 Firefighters for one year
- \$1M = 3 Police Officers for one year





Strengthened City's Financial Position

- **Accelerated pension funding** to save \$38 million
- **Contained costs** through efficiencies, partnerships, shared services, and innovative operating improvements
- Developed a **Ten-Year Forecast** to provide a longer-term roadmap to financial sustainability
- Obtained voter support for **revenues to sustain essential operations** (a half-cent sales tax and cannabis excise tax)
- Continued **investment in employees** and organizational culture to support pandemic recovery and evolving needs

Proposed Budget Amendments



Recommended Budget Changes by Fund Type

| | <u>Revenues</u> | <u>Expenditures</u> | <u>Net Change in Fund Balance</u> |
|--------------------------------|--------------------|---------------------|-----------------------------------|
| General Fund | (7,815,004) | 4,907,142 | (12,722,146) |
| Special Revenue Funds | 2,270,435 | 2,131,449 | 138,986 |
| Capital Projects Funds | (404,624) | 16,080 | (420,704) |
| Enterprise Funds | 122,464 | 70,689 | 51,775 |
| Internal Services Funds | - | 1,672,264 | (1,672,264) |
| Total Revisions | (5,826,729) | 8,797,624 | (14,624,353) |



Business License Tax: Modernize structure, gross receipts model



Documentary and Property Transfer Tax: Align with other charter cities

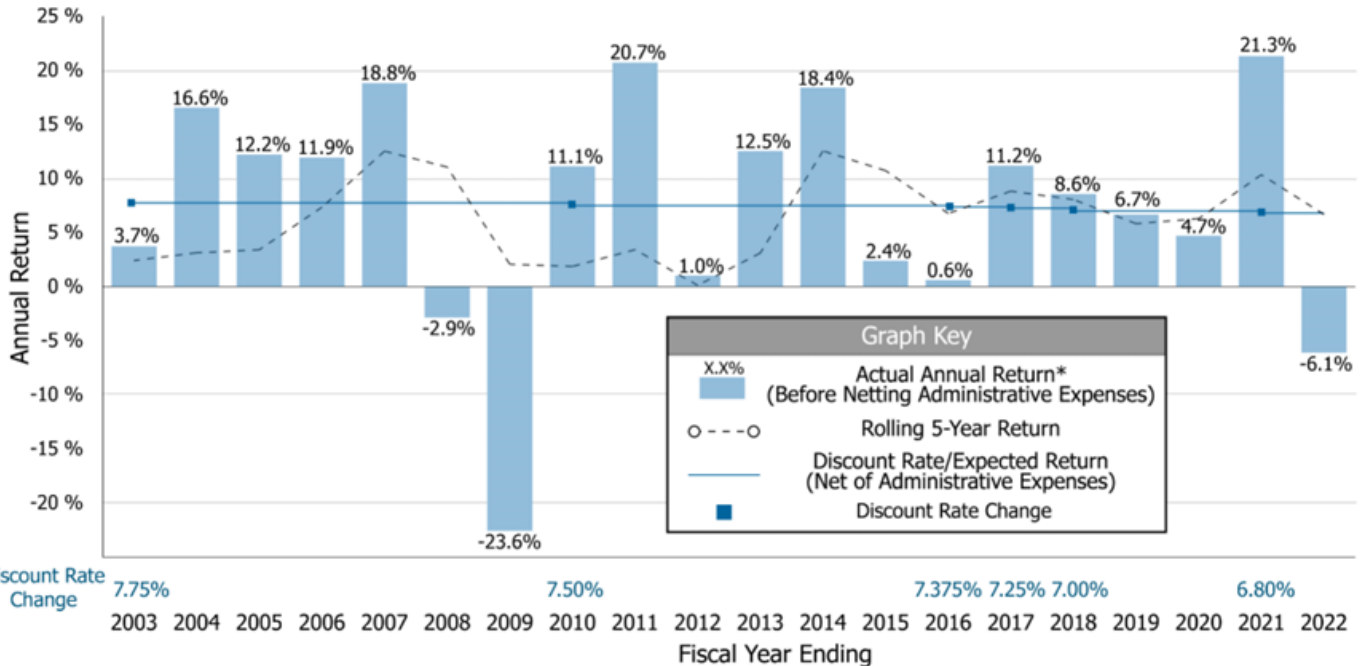
Study Tax Updates



Pension Management by CalPERS



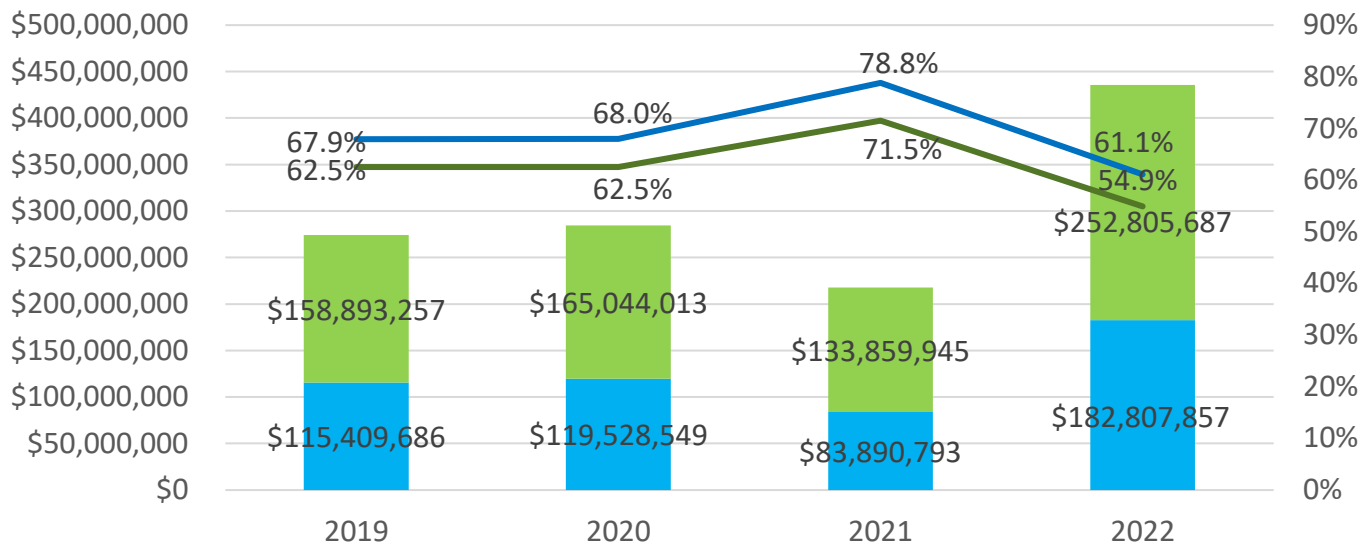
History of Investment Returns (2003 - 2022)





Volatility of Pension Debt Paydown

CalPERS Retirement Plans for Redwood City Miscellaneous (non-safety) and Safety Employees Unfunded Accrued Liability (UAL) and Funded Ratio



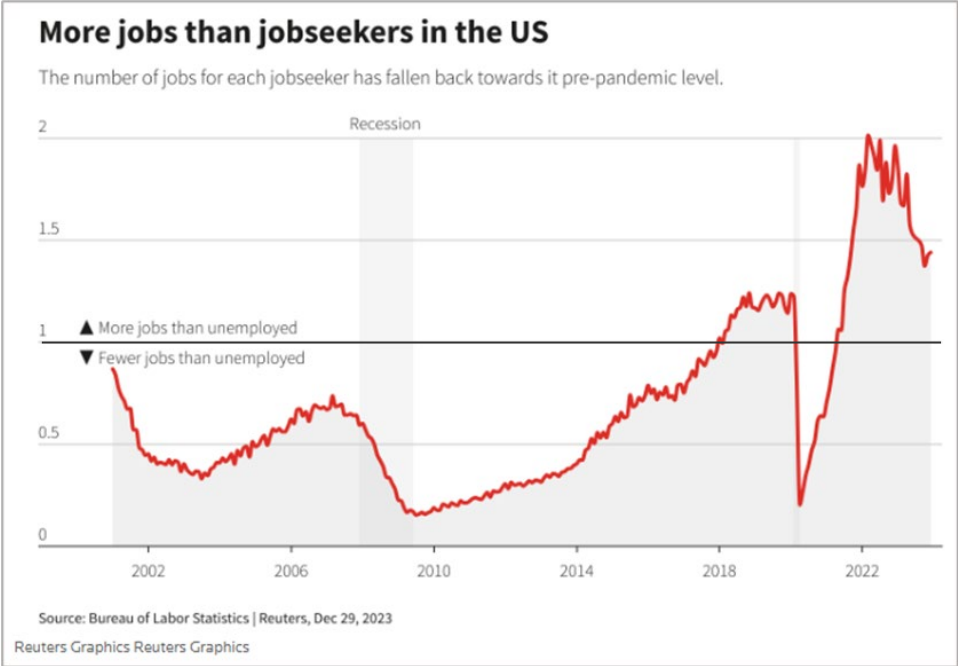
| | | | |
|---------------------------------|-----------|---------------------|----------|
| Miscellaneous \$ | Safety \$ | Miscellaneous % | Safety % |
| Unfunded Liability in dollars ↓ | | Percentage Funded ↑ | |



Public Sector Talent Crisis

“While the private sector has more than made up the jobs it lost immediately after the advent of the pandemic, the public sector is still struggling... Across the country, local governments are dealing with varying degrees of workforce shortages.”

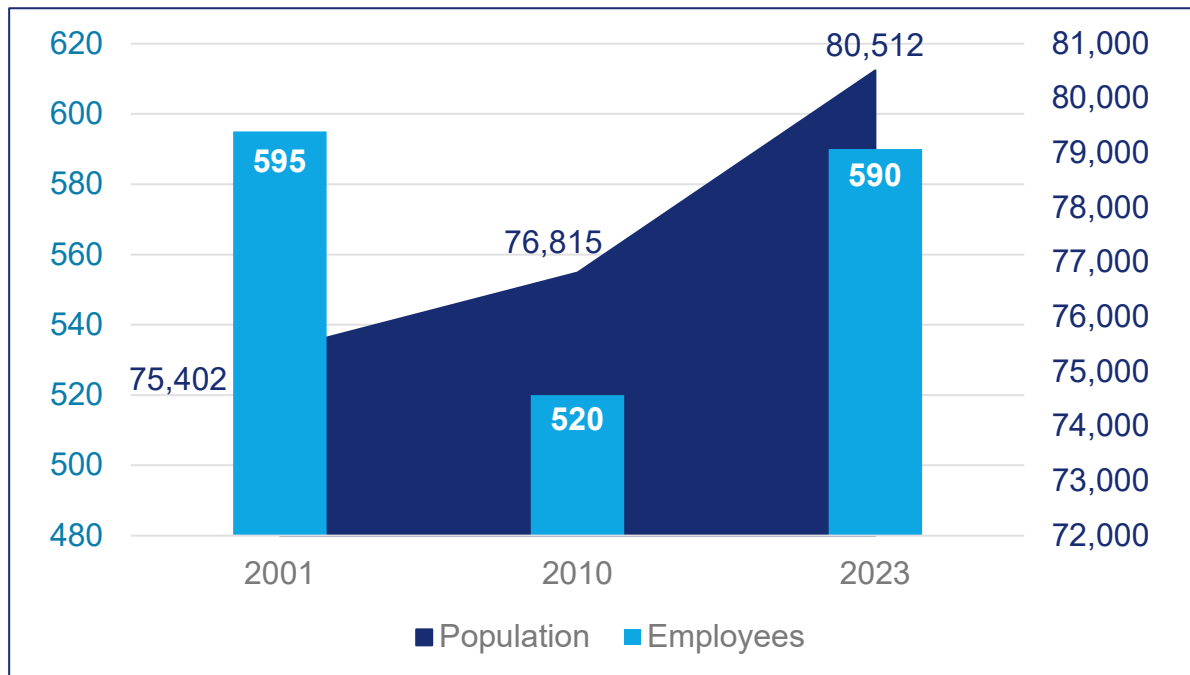
- American City and County Magazine, 2023





City Staffing vs. City Population

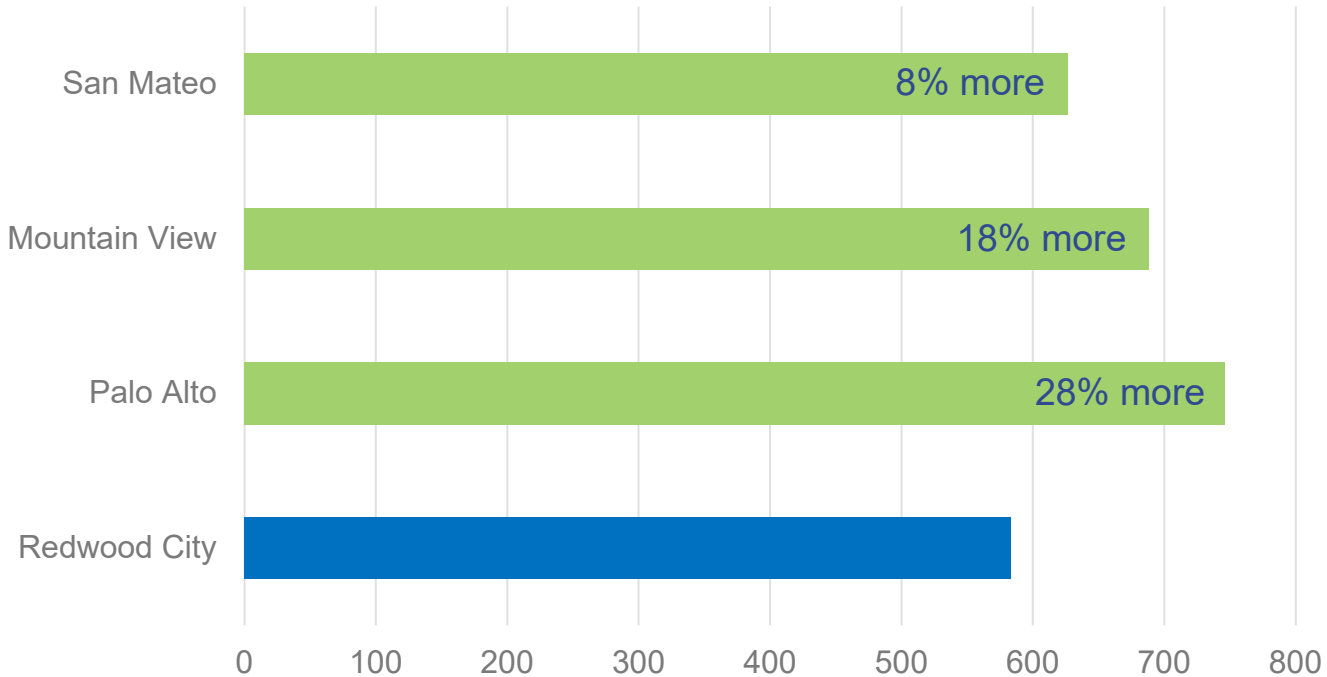
*Over the past twenty years,
City staffing has not kept pace with population growth.*



Staffing Levels for Core Services Comparison by City

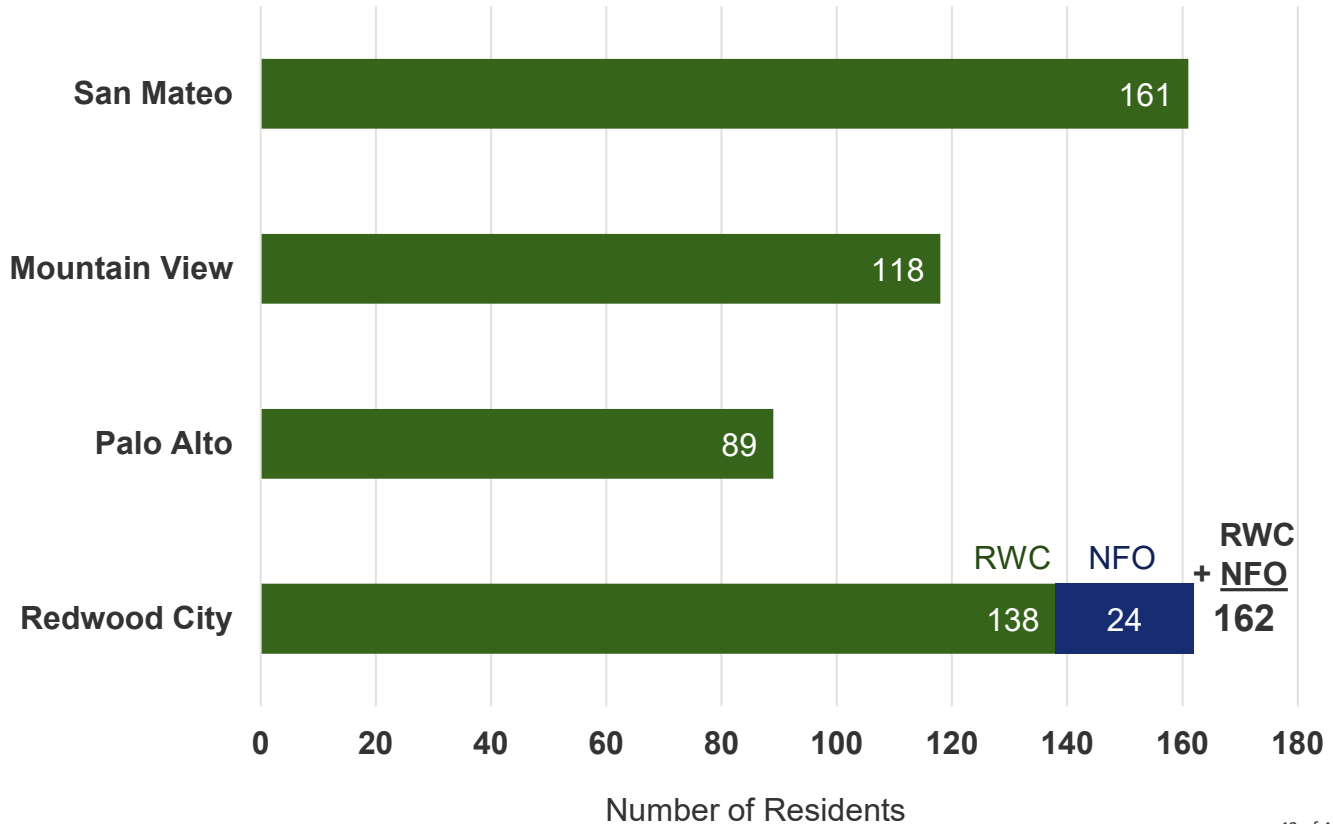


Total Number of Employees



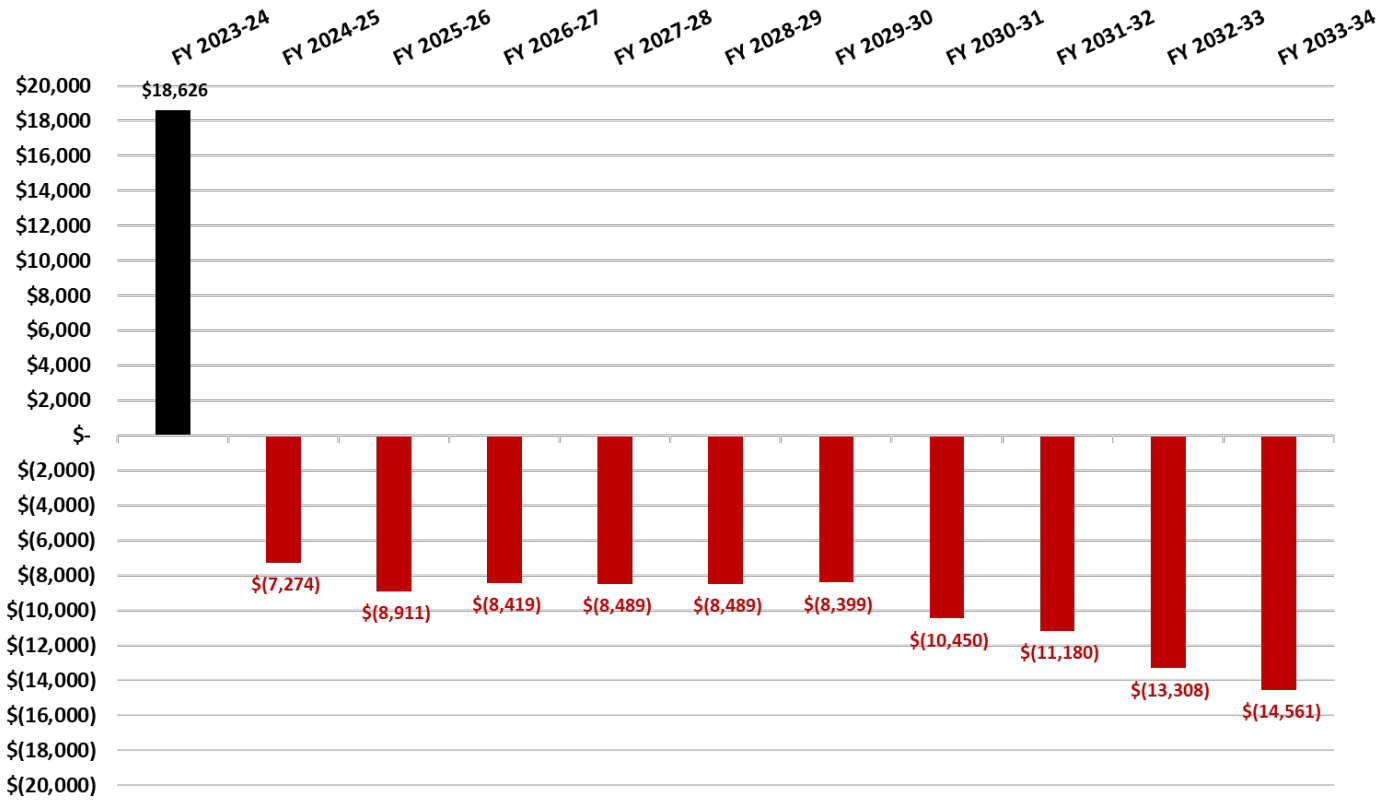


Population Served per Employee





February 2024 Projected General Fund Net Operating Position (in thousands)



From: [Rona Gundrum](#)
To: [GRP-City Council](#); [MGR-Melissa Stevenson Diaz](#); [CLK-Yessika Castro](#); [publiccomment](#)
Subject: Help for homeless in our backyard
Date: Sunday, February 25, 2024 3:31:57 PM

You don't often get email from ronagundrum@yahoo.com. [Learn why this is important](#)

Dear Mayor Gee and members of City Council,

On Sunday, Feb. 25, the Mercury News featured a local news story about Joseph Kautz of Tent City Barbers, and their compassionate service providing free hair cuts to the homeless. This particular story was reported from an encampment in Redwood City.

While we hear numerous stories of those experiencing homelessness refusing shelter and services, many because they do not want to be separated from their belongings and pets, two of the homeless interviewed in the story want to get back on their feet - to "get a job and be in a normal apartment again".

What confounded me was that this encampment is a stone's throw from the Navigation Center! Where are our homeless liaisons and outreach partners?!

It is my hope that by bringing to your attention the plight of at least two homeless individuals in our backyard who WANT to be housed and employed, that you will call on our Community Wellness and Crisis Response Team Clinician to provide assistance and access to supportive housing and programming to these individuals.

I would also like to encourage adding Tent City Barbers, which is a newly formed 501(c)(3) nonprofit, to our list of homeless outreach partners.

https://enewspaper.mercurynews.com/infinity/article_popover_share.aspx?guid=da01e920-7650-4177-8af5-7f4917bef095&share=true

Thank you for your attention to this matter.

Rona Gundrum
36 year Redwood City resident

From: [Kennedy Materne](#)
To: [publiccomment](#)
Subject: Concerned Voter Urges You to Pass the 3/11 Ceasefire Resolution
Date: Monday, February 26, 2024 2:29:28 PM

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

Redwood City Public Comment ,

My name is Kennedy Materne, and I am a resident of San Mateo County who works in Redwood City. As a queer Pacific Islander, my identity is inherently political and forces me to become the active citizen and voter that I am. Witnessing over 30,000 Palestinians killed and more than 85% of the population displaced should radicalize us, especially seeing that so many of your constituents comprise people directly affected by these atrocities. Know that, if you show your unabashed support for a permanent ceasefire, we will all stand behind you as a community and place our trust in you as you would us by passing the resolution.

Kennedy Materne
kmmaterne@gmail.com

Daly City, California 94015

From: [kevin guibara](#)
To: [publiccomment](#)
Subject: Fee increases - Feb 26
Date: Sunday, February 25, 2024 4:08:38 PM

You don't often get email from kevinguibara@gmail.com. [Learn why this is important](#)

Dear Council,

Fees have been increasing significantly over the years.

City fees increase the total cost of construction and reduce construction work and reduce jobs in Redwood City. Higher fees benefit no one. Please balance your budget so fees don't keep going up.

Sincerely,
Kevin Guibara
Millennium Flats
www.millenniumflats.com
42 Arch St, Ste E
Redwood City, CA 94062
Cell: 650-678-4859 (Primary)
Office: 650-341-4332
DRE #01803236

From: [Chris Robell](#)
To: [GRP-City Council](#); [publiccomment](#)
Cc: [ATTY-General Mailbox](#); [MGR-Melissa Stevenson Diaz](#); [Chris Robell](#); [John Nibbelin](#); [Brian Kulich](#)
Subject: Public comment for item 6
Date: Monday, February 26, 2024 2:53:10 PM
Attachments: [favicon.ico](#)
[Redwood City Revenue Measure Feasibility Survey FINAL 02-20-24.pdf](#)

You don't often get email from chris_robell@yahoo.com. [Learn why this is important](#)

Dear City Council,

Residents are quite upset that you have hired 9 consultants (at a cost of \$1.023 million) to help raise taxes and fees on the community.

Even worse, one of the consultants, Godbe Research, is doing “push polling” where they are surveying residents on the idea of a new city property transfer tax. The survey this consultant is using on residents is attached below.

Question #3 makes it sound to a resident being polled that essential public services, including public safety, will be preserved if they approve the tax. But the truth is the money can be used for ANY purpose as was the case with the Measure RR sales tax which promised the exact same essential city benefits if voters approved that tax.

It is evident that the real purpose of this survey is to twofold:

- (1) do early campaigning to residents whom you are polling and get them onboard based on the questions being posed, and
- (2) ascertain what speculative benefits get voters most excited and then craft the ballot question in a way to illicit a “yes” vote.

Even though the truth is the money can be used for any purpose, including more hiring, raises, and funding city employee pensions with no guarantee that any of the benefits will ever happen.

This type of push polling clearly violates Gov Code 54964 which prohibits such use of taxpayer funds:

Law section
legislature.ca.gov

Doing this is particularly troublesome given the hundreds of communications you’ve received (letters, signed petition) from your constituents demanding we have an honest / fair game with prudent use of taxpayer funds.

We don’t want our money to be used on consultants to convince us of the wisdom of more taxes.

Please cease and desist and make this a fair game.

You should tell voters the truth. We have a \$322 million debt (as of 2022) in the form of an unfunded pension liability that must be paid to fund city employee retirements. And with more hiring and more raises, it will only be going up. So you need more taxes to pay for this debt.

That is the truth. So just be honest.

Chris Robell



GODBE RESEARCH
Gain Insight

CITY OF REDWOOD CITY

2024 Revenue Measure Feasibility Survey

Questionnaire

up to n=600

25 minutes

Likely November 2024 Voters

Data Collection: January 25 to February 7, 2024

February 20, 2024

Final

www.godberesearch.com

Northern California and Corporate Offices
1220 Howard Avenue, Suite 250
Burlingame, CA 94010

Nevada
59 Damonte Ranch Parkway, Suite B309
Reno, NV 89521

[ONLINE INTRODUCTION]

We are conducting a survey for the City of Redwood City, and we would like to hear your opinions. All of your answers to the survey will be kept strictly anonymous and confidential.

Survey Instructions:

Once you have answered all the questions on a page, click the “Next” button in the lower-left corner of the screen to continue. If you have any technical difficulties with the survey, please email: [Technical Assistance](#).

[PHONE INTERVIEW]

Hello, May I speak with _____? Hello, my name is _____ and I’m calling on behalf of GRA, a public opinion research firm. We are conducting a survey for the City of Redwood City, and we would like to hear your opinions, we really appreciate your time. [IF NEEDED]: This is a study about issues of importance in your area. It is a survey only and I am not selling anything.

[IF THE PERSON ASKS WHY YOU ONLY WANT TO TALK TO THE INDIVIDUAL LISTED ON THE SAMPLE, OR ASKS IF THEY ARE ABLE TO PARTICIPATE INSTEAD OF THE INDIVIDUAL, THEN SAY: “I’m sorry, but for statistical purposes this survey must only be completed by this particular individual.”] [IF THE INDIVIDUAL SAYS THEY ARE ON THE NATIONAL DO NOT CALL LIST, RESPOND WITH GUIDELINES FROM THE MARKETING RESEARCH ASSOCIATION. IF THE INDIVIDUAL SAYS: “There’s a law that says you can’t call me,” RESPOND WITH: “Most types of opinion research studies are exempt under the law that congress passed. That law was passed to regulate the activities of the telemarketing industry. This is a legitimate research call. Your opinions count!”].

- i. Before we get started, I need to know if I have reached you on a cell phone, and if so, are you in a place where you can talk safely without endangering yourself or others?

Yes, cell and can talk safely -----1
Yes, cell but cannot talk safely-----2 [CALL BACK LATER]
No, not on cell -----3
[DON’T READ] DK/NA/REFUSED-----99 [CALL BACK LATER]

[ALL RESPONDENTS]

- ii. Do you work for the City of Redwood City or are you currently elected or appointed to a city or county board, committee or commission?

Elected to a city or county board, committee or
commission -----1 [TERMINATE]
Appointed to a city or county board, committee or
commission -----2 [TERMINATE]
Work for the City of Redwood City-----3 [TERMINATE]
I do not work for Redwood City, and I am not elected
or appointed to a board or commission -----4 [CONTINUE]
[ONLINE] Not sure /
[PHONE DON’T READ] DK/NA -----99 [TERMINATE]

1. In general, are you satisfied or dissatisfied with the job the City of Redwood City is doing to provide City services?

[PHONE GET ANSWER, THEN ASK:] Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?

Very satisfied -----1
Somewhat satisfied -----2
Somewhat dissatisfied -----3
Very dissatisfied -----4
[ONLINE] Not sure
[PHONE DON'T READ]DK/NA-----99

2. In general, are you satisfied or dissatisfied with the job the City of Redwood City is doing to effectively manage and spend taxpayer dollars and public funds?

[PHONE GET ANSWER, THEN ASK:] Would that be very (satisfied/dissatisfied) or somewhat (satisfied/dissatisfied)?

Very satisfied -----1
Somewhat satisfied -----2
Somewhat dissatisfied -----3
Very dissatisfied -----4
[ONLINE] Not sure
[PHONE DON'T READ]DK/NA-----99

Later this year voters in Redwood City may be asked to vote on local ballot measures. Here is the description of a potential measure.

[SPLIT SAMPLE A – REAL PROPERTY TRANSFER TAX]

3. Shall the measure to preserve essential city services, such as maintaining:

- 911 emergency response times;
- the number of on-duty firefighters/ paramedics/ police officers;
- children’s after-school/ recreation programs;
- senior programs; and
- local library hours/ programs,

by approving a local City of Redwood City real property transfer tax at 1 percent of sales price, for general government use, as described in the ordinance, providing approximately \$20,000,000 annually, until ended by voters, be adopted? [68 words for word count; “City of Redwood City” counts as one word; “20,000,000” to be replaced with \$20 million dollars” for phone interviewing; “/”to be replaced with “and” for phone interviewing]

[ONLINE] If the election were held today, would you definitely vote yes, probably vote yes, probably vote no, or definitely vote no on this measure?

[PHONE] If the election were held today, would you vote yes or no on this measure? [GET ANSWER, THEN ASK:] Would that be definitely (yes/no) or probably (yes/no)?]

Definitely Yes -----1
 Probably Yes-----2
 Probably No -----3
 Definitely No -----4
 [ONLINE] Not sure /
 [PHONE DON’T READ] DK/NA -----99

[SPLIT SAMPLE B – BUSINESS LICENSE TAX]

4. Shall the measure to preserve essential city services, such as maintaining:

- 911 emergency response times;
- the number of on-duty firefighters/ paramedics/ police officers;
- children’s after-school/ recreation programs;
- senior programs; and
- local library hours/ programs,

by reforming the City of Redwood City business license tax, with rates between 0.1% and 0.3% of gross receipts, for general government use, as described in the ordinance, providing approximately \$13,500,000 annually, until ended by voters, be adopted? [69 words for word count; “City of Redwood City” counts as one word; “\$13,500,000” to be replace with “\$13.5 million dollars” for phone interviewing; “/”to be replaced with “and” for phone interviewing]

[ONLINE] If the election were held today, would you definitely vote yes, probably vote yes, probably vote no, or definitely vote no on this measure?

[PHONE] If the election were held today, would you vote yes or no on this measure? [GET ANSWER, THEN ASK:] Would that be definitely (yes/no) or probably (yes/no)?]

Definitely Yes -----1
 Probably Yes-----2
 Probably No -----3
 Definitely No -----4
 [ONLINE] Not sure /
 [PHONE DON’T READ] DK/NA -----99

5. Now, here’s a list of city services and facilities that would be maintained with the funds generated by the measure.

[ONLINE] If you heard the funds would be used to _____, would it make you much more likely, somewhat more likely, somewhat less likely, or much less likely to vote for the measure?

[PHONE] If you heard the funds would be used to _____, would you be more or less likely to vote for the measure? [GET ANSWER, THEN ASK:] Is that much (more/less) likely or somewhat (more/less) likely?

[RANDOMIZE]

| | Much More Likely | Swt. More Likely | [ONLINE OK] [PHONE [DON'T READ] No Effect | Swt. Less Likely | Much Less Likely | [ONLINE Not sure] [PHONE DON'T READ] DK/NA |
|---|------------------|------------------|---|------------------|------------------|--|
| A. Maintain 911 emergency response times ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| B. Maintain the number of on-duty firefighters, paramedics and police officers ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| C. Continue after-school and recreation programs for children----- | 1 | 2 | 3 | 4 | 5 | 99 |
| D. Maintain local library hours and programs ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| E. Provide affordable housing ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| F. Maintain neighborhood police patrols and crime prevention ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| G. Provide parks and recreation programs for seniors----- | 1 | 2 | 3 | 4 | 5 | 99 |
| H. Maintain parks, open space and sports fields ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| I. Maintain senior services including health and nutrition programs ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| J. Provide programs to reduce homelessness----- | 1 | 2 | 3 | 4 | 5 | 99 |
| K. Provide and maintain pedestrian and bike paths and lanes ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| L. Maintain the long-term financial stability of the City ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| M. Fix potholes, and repair streets and sidewalks----- | 1 | 2 | 3 | 4 | 5 | 99 |
| N. Reduce flooding, water pollution, and provide for the green maintenance of existing storm drain infrastructure ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| O. Maintain storm drains to prevent flooding----- | 1 | 2 | 3 | 4 | 5 | 99 |
| P. Maintain police hiring programs designed to ensure Redwood City has the highest quality police officers----- | 1 | 2 | 3 | 4 | 5 | 99 |
| Q. Prevent reductions in City services ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| R. Prepare for future natural disasters or public health emergencies ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| S. Keep businesses and support residents in obtaining quality jobs ----- | 1 | 2 | 3 | 4 | 5 | 99 |
| T. Maintain downtown area for events and activities--- | 1 | 2 | 3 | 4 | 5 | 99 |

[ROTATE Q6 AND Q7]

6. Voters will hear arguments from supporters in favor of the measure presented.

[ONLINE INSERT ITEMS] Does this argument make you much more likely to vote “YES” or somewhat more likely to vote “YES” on the measure” – or does it have no effect on your opinion?

[PHONE] Here’s the (first/next) _____. Does this argument make you much more likely or somewhat more likely to vote “YES” – or does it have no effect on your opinion?

[RANDOMIZE]

| | Much more likely | Swt. more likely | No effect | [ONLINE Not sure [PHONE [DON'T READ] DK/NA |
|--|------------------------|------------------------|-----------|---|
| A. The measure will help maintain Redwood City’s quality of life and local character ----- | 1 | 2 | 3 | 99 |
| B. The measure will give Redwood City local control over local funds for local needs – allowing Redwood City to be self-reliant and requiring that our tax dollars are spent for Redwood City residents. No funds can be taken by Sacramento ----- | 1 | 2 | 3 | 99 |
| C. The City will conduct independent financial audits, and yearly reports to the community to ensure the funds are spent responsibly for community priorities ----- | 1 | 2 | 3 | 99 |
| D. This measure will continue Redwood City's high standards for fiscal accountability and transparency by requiring that any money generated must be spent only on the community priorities, and not for any other purpose ----- | 1 | 2 | 3 | 99 |
| E. This measure is designed to reduce the impact on local taxpayers so they don't shoulder all of the costs of providing City services ---- | 1 | 2 | 3 | 99 |
| F. Large businesses will pay their fair share to fund critical City services - | 1 | 2 | 3 | 99 |
| G. It is more important than ever that we continue to provide services to the most vulnerable in our community, including our local seniors, by continuing to provide meals and health screening ----- | 1 | 2 | 3 | 99 |
| H. Redwood City’s staff levels are well below the average for a City of its size, leading to slow-downs in service delivery ----- | 1 | 2 | 3 | 99 |
| I. The measure treats all taxpayers fairly ----- | 1 | 2 | 3 | 99 |
| J. If the measure fails, lack of maintenance could increase storm drain failures, flooding, pollution, and debris in the streets ----- | 1 | 2 | 3 | 99 |
| K. If the measure fails, Redwood City could be faced with choosing between funding for police or emergency services ----- | 1 | 2 | 3 | 99 |
| L. Developers will pay their fair share for essential City services ----- | 1 | 2 | 3 | 99 |
| M. Without the measure, a major fire, earthquake or other natural disaster could wipe out the City’s general reserves ----- | 1 | 2 | 3 | 99 |
| N. The measure will not increase annual taxes on Redwood City residents ----- | 1 | 2 | 3 | 99 |
| O. The measure is a progressive tax ensuring the large businesses and commercial property owners pay their fair share ----- | 1 | 2 | 3 | 99 |
| P. This measure would allow the City to continue to recruit and retain qualified police officers while providing proper training time to ensure safe and professional policing for the Redwood City community ----- | 1 | 2 | 3 | 99 |
| Q. Without this measure, emergency calls and non-emergency service response times would be delayed, and proactive preventative policing measure would be cut as well ----- | 1 | 2 | 3 | 99 |

[SPLIT SAMPLE A – REAL PROPERTY TRANSFER TAX]

R. This measure will not increase annual property taxes for
homeowners staying in their homes-----1 ----- 2 ----- 3 ----- 99

[SPLIT SAMPLE B – BUSINESS LICENSE TAX]

S. The business license reform measure will be fair to businesses
of all sizes, even exempting some small businesses -----1 ----- 2 ----- 3 ----- 99

7. Voters will hear arguments from opponents against the measure presented.

[ONLINE INSERT ITEMS] Does this argument make you much more likely to vote “NO” or somewhat more likely to vote “NO” on the measure” – or does it have no effect on your opinion?

[PHONE] Here’s the (first/next) _____. Does this argument make you much more likely or somewhat more likely to vote “NO” – or does it have no effect on your opinion?

[RANDOMIZE]

| | <u>Much More Likely</u> | <u>Swt. More Likely</u> | <u>No Effect</u> | <u>DK/NA</u> | [ONLINE Not sure [PHONE [DON’T READ] |
|--|---------------------------------|---------------------------------|------------------|--------------|--|
| A. If our tax dollars weren’t going to high salaries, benefits and pensions for public employees, we would not need the measure----- | 1 | 2 | 3 | 99 | |
| B. Given the high cost of groceries, gas, and other household necessities, high interest rates, and the threat of recession, we can’t afford this tax now ----- | 1 | 2 | 3 | 99 | |
| C. The business license tax was just increased in 2011, why do they need to do that again ----- | 1 | 2 | 3 | 99 | |
| D. The City threatened to gut critical services if the sales tax and cannabis tax increases we’re not approved. Since then they have not solved the budget problems and now they want even more money----- | 1 | 2 | 3 | 99 | |
| E. The City is increasing water, sewer and garbage taxes, now they want even more money from taxpayers ----- | 1 | 2 | 3 | 99 | |
| F. If the City had not wasted the taxpayer money they already get, we would not need another tax ----- | 1 | 2 | 3 | 99 | |
| G. The County and school districts have also increased taxes, we can’t afford all of these new taxes----- | 1 | 2 | 3 | 99 | |
| H. The measure is a forever tax that will never end ----- | 1 | 2 | 3 | 99 | |

[SPLIT SAMPLE A – REAL PROPERTY TRANSFER TAX]

| | | | | | |
|---|---|---|---|----|--|
| I. The measure is another tax that homeowners can’t afford ----- | 1 | 2 | 3 | 99 | |
| J. If this measure is approved, Redwood City would have one of the highest property transfer tax rates in San Mateo County----- | 1 | 2 | 3 | 99 | |
| K. This would be in addition to the County real estate property transfer tax which is already being collected----- | 1 | 2 | 3 | 99 | |

[SPLIT SAMPLE B – BUSINESS LICENSE TAX]

| | | | | | |
|---|---|---|---|----|--|
| L. The average resident is already paying extra taxes to the City, now they want to increase taxes on businesses too----- | 1 | 2 | 3 | 99 | |
| M. If this measure is approved Redwood City would have one of the highest business tax rates in San Mateo County----- | 1 | 2 | 3 | 99 | |

Now that you know more about the measure, here is the summary of the proposal again:

[SPLIT SAMPLE A – REAL PROPERTY TRANSFER TAX]

8. Shall the measure to preserve essential city services, such as maintaining:

- 911 emergency response times;
- the number of on-duty firefighters/ paramedics/ police officers;
- children’s after-school/ recreation programs;
- senior programs; and
- local library hours/ programs,

by approving a local City of Redwood City real property transfer tax at 1 percent of sales price, for general government use, as described in the ordinance, providing approximately \$20,000,000 annually, until ended by voters, be adopted? [68 words for word count; “City of Redwood City” counts as one word; “20,000,000” to be replaced with \$20 million dollars” for phone interviewing; “/”to be replaced with “and” for phone interviewing]

[ONLINE] If the election were held today, would you definitely vote yes, probably vote yes, probably vote no, or definitely vote no on this measure?

[PHONE] If the election were held today, would you vote yes or no on this measure? [GET ANSWER, THEN ASK:] Would that be definitely (yes/no) or probably (yes/no)?]

- Definitely Yes -----1
- Probably Yes-----2
- Probably No -----3
- Definitely No -----4
- [ONLINE] Not sure /
- [PHONE DON’T READ] DK/NA ----- 99

9. [IF Q8=2, 3, 4, OR 99, ASK:] Instead of updating the real property transfer tax at 1 percent of sales price to preserve essential city services for general government use, such as maintaining: 911 emergency response times; the number of on-duty firefighters, paramedics and police officers; children’s after-school and recreation programs; senior programs; and, local library hours and programs, an alternative would be to update the real property transfer tax at ½ percent of sales price .

[ONLINE] If the election were held today, would you definitely vote yes, probably vote yes, probably vote no, or definitely vote no on this measure?

[PHONE] If the election were held today, would you vote yes or no on this measure? [GET ANSWER, THEN ASK:] Would that be definitely (yes/no) or probably (yes/no)?]

- Definitely Yes -----1
- Probably Yes-----2
- Probably No -----3
- Definitely No -----4
- [ONLINE] Not sure /
- [PHONE DON’T READ] DK/NA ----- 99

[SPLIT SAMPLE B – BUSINESS LICENSE TAX]

10. Shall the measure to preserve essential city services, such as maintaining:

- 911 emergency response times;
- the number of on-duty firefighters/ paramedics/ police officers;
- children’s after-school/ recreation programs;
- senior programs; and
- local library hours/ programs,

by reforming the City of Redwood City business license tax, with rates between 0.1% and 0.3% of gross receipts, for general government use, as described in the ordinance, providing approximately \$13,500,000 annually, until ended by voters, be adopted? [69 words for word count; “City of Redwood City” counts as one word; “\$13,500,000” to be replace with “\$13.5 million dollars” for phone interviewing; “/”to be replaced with “and” for phone interviewing]

[ONLINE] If the election were held today, would you definitely vote yes, probably vote yes, probably vote no, or definitely vote no on this measure?

[PHONE] If the election were held today, would you vote yes or no on this measure? [GET ANSWER, THEN ASK:] Would that be definitely (yes/no) or probably (yes/no)?]

Definitely Yes -----1
Probably Yes-----2
Probably No-----3
Definitely No -----4
[ONLINE] Not sure /
[PHONE DON'T READ] DK/NA ----- 99

11. Now here are some people and organizations that are active in Redwood City. For each person or organization please indicate if you have a favorable or unfavorable view of that organization or person.

[ONLINE INSERT ITEMS] Do you have a favorable or unfavorable view of this person or group?

[PHONE:] Do you have a favorable or unfavorable view of _____ (READ FIRST RANDOMLY SELECTED ITEM)? (GET ANSWER, THEN ASK): Is that very (favorable/unfavorable) or somewhat (favorable/unfavorable)? (CONTINUE IN RANDOM ORDER UNTIL ALL ITEMS ARE READ)

| [RANDOMIZE] | [ONLINE SHOW/PHONE: DON'T READ:] | | | [ONLINE SHOW/DON'T READ] | | | [ONLINE:] Not Sure |
|---|----------------------------------|----------|---------|--------------------------|-----------|------------|--------------------------|
| | Never Heard Of | Very Fav | Swt Fav | No Eff. | Swt Unfav | Very Unfav | PHONE: DON'T READ] DK/NA |
| A. Redwood City Mayor and City Council | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| B. Chamber San Mateo County | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| C. Redwood City Police Officers Association | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| D. Oracle | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| E. Small business owners | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| F. Silicon Valley Taxpayers Association | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| G. Redwood City Fire Chief | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |

[SPLIT SAMPLE C]

| | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|---------|
| H. Redwood City Parks and Recreation Commissioners | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| I. Neighborhood leaders | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |

[SPLIT SAMPLE D]

| | | | | | | | |
|---|--------|--------|--------|--------|--------|--------|---------|
| J. Redwood City Library Board Members | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |
| K. Redwood City Downtown Business Group | -----1 | -----2 | -----3 | -----4 | -----5 | -----6 | -----99 |

12. Looking ahead to Fall of 2024 do you think the economy will be better than today, be about the same as today, or will it be worse than today?

- Better-----1
- About the same -----2
- Worse-----3
- [ONLINE SHOW] Not sure
- [PHONE DON'T READ] DK/NA -----99

Those are all the questions I have for you. Thank you very much for participating.

[Following information is included in voter registration records and will not be asked]

A. Gender

- Male -----1
- Female-----2
- Unknown-----3

B. Age

- 18-29 years-----1
- 30-39 years-----2
- 40-49 years-----3
- 50-64 years-----4
- 65+ years -----5
- Not coded-----6

C. Broad Ethnic Groupings:

- East and South Asian -----1
- European -----2
- Hispanic and Portuguese-----3
- Likely African-American-----4
- Other -----5
- Unknown-----6

D. Marital Status

- Single or Unknown -----1
- Married -----2
- Non-Traditional-----3

E. Presence of Children:

- Not Likely to Have a Child-----1
- Modeled Not as Likely to Have a Child-----2
- Modeled Likely to Have a Child-----3
- Known to Have a Child-----4
- Unknown -----5

F. Years of Education

- Less than HS Diploma - Extremely Likely -----1
- Less than HS Diploma - Likely-----2
- HS Diploma - Likely-----3
- HS Diploma - Extremely Likely -----4
- Some College - Likely-----5
- Some College - Extremely Likely-----6
- Vocational Technical Degree - Extremely Likely----7
- Bach Degree - Likely -----8
- Bach Degree - Extremely Likely-----9
- Grad Degree - Likely-----10

Grad Degree - Extremely Likely ----- 11
Unknown ----- 12

G. Veteran

Yes ----- 1
Unknown ----- 99

H. Homeownership Status

Owner ----- 1
Renter ----- 0

I. Estimated Income Range

\$1,000-\$14,999 ----- 1
\$15,000-\$24,999 ----- 2
\$25,000-\$34,999 ----- 3
\$35,000-\$49,999 ----- 4
\$50,000-\$74,999 ----- 5
\$75,000-\$99,999 ----- 6
\$100,000-\$124,999 ----- 7
\$125,000-\$149,999 ----- 8
\$150,000-\$174,999 ----- 9
\$175,000-\$199,999 ----- 10
\$200,000-\$249,999 ----- 11
\$250,000 and up ----- 12
Unknown ----- 13

J. Estimated Home Value Range

\$0K to \$19K ----- 1
\$20K to \$49K ----- 2
\$50K to \$99K ----- 3
\$100K to \$149K ----- 4
\$150K to \$174K ----- 5
\$175K to \$199K ----- 6
\$200K to \$249K ----- 7
\$250K to \$299K ----- 8
\$300K to \$399K ----- 9
\$400K to \$499K ----- 10
\$500K to \$749K ----- 11
\$750K to \$999K ----- 12
\$1000K to 1M and over ----- 13
Unknown ----- 14

K. Social Economic Ladder (ISPSA)

1 ----- 1
2 ----- 2
3 ----- 3
4 ----- 4

| | |
|---------|----|
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
| 9 | 9 |
| Unknown | 99 |

L. Individual Party

| | |
|----------------------|----|
| American Independent | 1 |
| Democratic | 2 |
| Green | 3 |
| Libertarian | 4 |
| Natural Law | 5 |
| Non-Partisan | 6 |
| Other | 7 |
| Peace and Freedom | 8 |
| Reform | 9 |
| Republican | 10 |
| Unknown | 11 |

M. Household Party Type

| | |
|---------------------------------------|---|
| Democratic | 1 |
| Democratic & Independent | 2 |
| Democratic & Republican | 3 |
| Democratic & Republican & Independent | 4 |
| Independent | 5 |
| Republican | 6 |
| Republican & Independent | 7 |

N. Household Gender Composition

| | |
|------------------------|---|
| Mixed Gender Household | 1 |
| Female Only Household | 2 |
| Male Only Household | 3 |
| Cannot Determine | 4 |

O. Registration Date

| | |
|-----------------|----|
| 2017 to present | 1 |
| 2013 to 2016 | 2 |
| 2009 to 2012 | 3 |
| 2005 to 2008 | 4 |
| 2001 to 2004 | 5 |
| 1997 to 2000 | 6 |
| 1993 to 1996 | 7 |
| 1981 to 1992 | 8 |
| 1980 or before | 9 |
| Not coded | 10 |

P. Voting Frequency

0-----0
 1-----
 2-----
 3-----3
 4-----4
 5-----5
 6-----6
 7-----7
 8-----8

Q. Voting History

| | <u>No</u> | <u>Poll</u> | <u>Mail</u> |
|----------------------------------|-----------|-------------|-------------|
| Voted 2/08----- | 0 | 1 | 2 |
| Voted 6/08----- | 0 | 1 | 2 |
| Voted 11/08----- | 0 | 1 | 2 |
| Voted 5/09----- | 0 | 1 | 2 |
| Voted 11/09 [if applicable]----- | 0 | 1 | 2 |
| Voted 06/10----- | 0 | 1 | 2 |
| Voted 11/10----- | 0 | 1 | 2 |
| Voted 11/11 [if available]----- | 0 | 1 | 2 |
| Voted 06/12----- | 0 | 1 | 2 |
| Voted 11/12----- | 0 | 1 | 2 |
| Voted 11/13 [if available]----- | 0 | 1 | 2 |
| Voted 06/14----- | 0 | 1 | 2 |
| Voted 11/14----- | 0 | 1 | 2 |
| Voted 11/15 [if available]----- | 0 | 1 | 2 |
| Voted 06/16----- | 0 | 1 | 2 |
| Voted 11/16----- | 0 | 1 | 2 |
| Voted 11/17 [if available]----- | 0 | 1 | 2 |
| Voted 06/18----- | 0 | 1 | 2 |
| Voted 11/18----- | 0 | 1 | 2 |
| Voted 11/19 [if available]----- | 0 | 1 | 2 |
| Voted 03/20----- | 0 | 1 | 2 |
| Voted 11/20----- | 0 | 1 | 2 |
| Voted 06/22----- | 0 | 1 | 2 |
| Voted 11/22----- | 0 | 1 | 2 |

R. Household Voter Count

1-----1
 2-----2
 3-----3
 4-----4
 5-----5
 6-----6
 7-----7

S. Likely November 2024 Voter

Yes-----1
 No-----2

T. Council District

- 1 -----1
- 2 -----2
- 3 -----3
- 4 -----4
- 5 -----5
- 6 -----6
- 7 -----7

U. Precinct Number: _____

V. Date of Interview: _____

From: commanderpost105@gmail.com
To: [publiccomment](#)
Subject: Redwood City Station
Date: Saturday, February 24, 2024 3:36:36 PM

You don't often get email from commanderpost105@gmail.com. [Learn why this is important](#)

Honorable Council Members:

On behalf of the American Legion Post 105 Family and the Redwood City Station project at 651 El Camino Real, Redwood City, I respectfully request you consider reducing or eliminating the "Impact Fees" now in place, in particular the "Park Impact Fee". Doing so would assist in making our Project financially viable.

In view of the current economic situation, regarding interest rates, the increases of cost of materials and labor, any and all assistance the council can provide would be greatly appreciated.

The new home of the American Legion Post 105 will allow us to better serve the Veterans and general public in Redwood City, in addition to providing much needed below market value Veterans housing and helping Redwood City meet housing goals set by the State of California.

Respectfully Submitted,



George W. Smith
Commander

American Legion
Post 105 Redwood City

650-365-1337

From: [Chris Robell](#)
To: [publiccomment](#)
Subject: Item 8A (for public comment)
Date: Monday, February 26, 2024 3:18:08 PM

[You don't often get email from chris_robell@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council,

The city has signed contracts amounting to \$1,023,000 with consultants to help increase utility rates, taxes and fees on the community.

This particular topic, another utility increase, pertains to sewer rates.

A 26% rate increase in sewer rates over 3 years.

On top of a 29% ANNUAL increase in 20 gallon garbage rates.

And on top of a +14% ANNUAL increase in water rates.

And on top of whatever new taxes you will put on the ballot in November.

Enough already.

The city has NEVER discussed any cost reduction effort and instead uses taxpayers as ATM machines.

Please consider forming a City Cost Reduction subcommittee, with representatives from the community and perhaps council, to identify creative ways of lowering city expenses without impacting essential services to residents.

There are solutions. Please leverage the community for this all important task so you don't continue the trend of every increasing fees and taxes.

Chris Robell

From: [Chris Robell](#)
To: [publiccomment](#)
Cc: [MGR-Melissa Stevenson Diaz](#); [FIN-Michelle Flaherty](#); [Chris Robell](#)
Subject: Public comment for item 9b
Date: Monday, February 26, 2024 3:38:22 PM

[You don't often get email from chris_robell@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council,

Given you are approving raises and new hires despite projected operating deficits, I thought it was extremely important to understand the impact of all of this labor cost increase on our unfunded pension liabilities.

On January 26th, I asked for the current status of our unfunded pension liability and was subsequently told this would be addressed by the City Manager and then told it would be covered tonight.

Yet this most important number...how many hundreds of millions of dollars of debt we are owe...remains a mystery.

What I do know (from the CalPers website) is Redwood City's unfunded pension liability was \$312 million as of 2022.

With all the hiring and raises, I assume it is more now.

Do you consider the impact on our debt when doing more hiring and more raises?

If not, I strongly suggest you do so. This can cannot be kicked down the road indefinitely.

Most recently, I was told my Michelle Flaherty that this number would be shared in the spring. I hope one of you asks what the current number is now. I'm sure it's available, and, much like a credit card balance, I would assume we all want this debt burden know, right?

Thank you for asking tonight so any decisions are made with full sunlight.

Chris

From: [Klein, Veronica](#)
To: [publiccomment](#)
Subject: Public Comment on 2.26 City Council Meeting Item 9A
Date: Monday, February 26, 2024 3:50:21 PM
Attachments: [image001.png](#)

You don't often get email from vklein@tishmanspeyer.com. [Learn why this is important](#)

Dear Mayor Gee and Redwood City Council Members,

I am writing to comment on item 9A, Aggregate Fee Burden Analysis for impact fees and certain development fees, and policy recommendations regarding impact fees.

Tishman Speyer proposed the Gatekeeper project at 2300 Broadway nearly four years ago, and we are very concerned with the impact of the proposed fee increases on our development and the associated 100 units of affordable housing at 609 Price Ave.

The increasing development cost significantly challenges pipeline projects because the business plans were based on the information available when we decided to pursue entitlement. Any additional cost increases, including development impact fees, will further stress these projects and delay groundbreaking and community benefits.

To support unlocking pipeline projects, I request that the Council consider adding language to the ordinance stating that all pipeline projects (including Gatekeeper projects) are subject to the fees in place at the initial application submittal. This revision means the rates for existing fees would be consistent with when the Sponsor submitted the initial application, and any fees implemented after the initial application is accepted would not apply.

If this is not acceptable, I urge the Council to at least consider adding language to the ordinance allowing impact fees to be reduced through the Development Agreement negotiations, in exchange for community benefits.

I appreciate your consideration,
Veronica

Veronica Klein

Director

M: +1 415-609-0771

vklein@tishmanspeyer.com



TISHMAN SPEYER

From: [Mark Manning](#)
To: [publiccomment](#)
Subject: Aggregate Fee Burden Analysis for impact fees - Comment on Single Bedroom Addition
Date: Monday, February 26, 2024 4:53:50 PM

You don't often get email from cosworth66@gmail.com. [Learn why this is important](#)

The current and proposed Parks Fee Burden for a residential, single bedroom addition of \$18,324 is disproportionate and amounts to an excessive tax on adding a new child to an existing 1 child family in Redwood City.

A standard 2 bedroom house in Redwood City could easily be expanded to 3 bedrooms to accommodate a new child, but the additional \$18,324 Parks Fee adds approximately 10% to the cost of the addition just for the Parks Fees bringing the total fees for an additional bedroom to \$28,178

Based on the analysis the fees per square foot and per prototype are 3 to 4 times higher than any other city analyzed in the report. See Table 2.

This fee is excessive and disproportionate to the addition and any other City analyzed. This should be reviewed and corrected.

Best Regards,

Mark Manning
+1-408-420-3883

From: ljensena@aol.com
To: [publiccomment](#); [Laura Aden](#)
Subject: City Budget
Date: Monday, February 26, 2024 6:34:27 PM

You don't often get email from ljensena@aol.com. [Learn why this is important](#)

Dear Redwood City Council-

On the Budget, be judicious with the money you are spending. You are spending the people's money, not yours. In general, stop spending more and more money, giving it to non-profits, analysis companies, creating more city jobs and increasing everyone's salary when times upturn a little for a short time. The economy is not great. Residence are barely making it. Retirees, like me, have fixed income, people are being laid off because the big business can't justify the big salaries. The only added lucrative jobs seem to be a city or government jobs. When we are all working for the government, who pays the bills? Please cut don't expand.

Thanks,

Laura Aden

From: ljensena@aol.com
To: [publiccomment](#); [Laura Aden](#)
Subject: Fee Burden Analysis
Date: Monday, February 26, 2024 6:28:58 PM

You don't often get email from ljensena@aol.com. [Learn why this is important](#)

Redwood City Council,

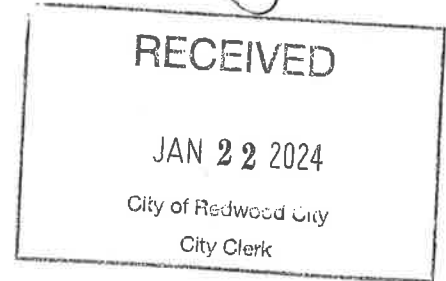
I listened to the Fee analysis burden session. These really are not fees, they are taxes. And it makes it ok because it will be placed on the new developers, so we should be ok with it. Well, we are all paying more for every single fee (that are really taxes.) On every bill I receive there are additional fees that boost the cost of almost any service we receive. This Fee Burden Analysis company is comparing fees with Menlo Park and other cities as if we have to keep up with them, which becomes a vicious cycle of increased FEES. Please stop!

Redwood City is paying tons of money for these analysis organizations that increase the cost of what all the residents must then pay. Yes, new infrastructure needs to be in place because our city was never meant to build "out of control" housing that the state is mandating the cities to do. Much of the building is speculation. I want to know, are the new housing units and commercial properties built in the last 10 years full in Redwood City? It doesn't seem so. If the developers decide the fee burden for infrastructure is too onerous and they stop building how does that effect RWC budget that now you put in on all the residence. This is so wrong.

Thanks you,
Laura Aden

January 17, 2024

Maurice (Rush) Rehm
835 Lakeview Way
Redwood City, CA
94062



Parcel # 057 233080.

I strongly disapprove of the proposed
changes in rates. This is appalling
and totally unjustified.

Maurice P. (Rush) Rehm
APN 057 233080.

January 14, 2024



Solid Waste Rates
City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

Subject: Protest of Solid Waste Rate Increase

In addition to this letter of protest, a secondary protest regards the percentage of the proposed increase. Residents who have the smallest garbage can, 20 gallon, will be charged a 29.3% increase, 32 gallon users will have an 18% increase, those with 60-65 gallon cans 10.5% increase and 96 gallon garbage cans 7.3% increase. All residential customers are proposed to pay the same increase regardless of the size of their garbage can. Those who have the smallest amount of trash will pay proportionately a larger fee. This should be reconsidered.

Sincerely,


Gary Dilley
260 Fulton Street
Redwood City, CA 94062

Parcel Number: 052-242-080



1-14-24

To the City Council, Redwood City

 Nancy Scheppeler
750 Newport Cir.
Redwood City, CA 94065-191

RECEIVED

JAN 22 2024

City of Redwood City
City Clerk

I write a letter to protest
the increase of Solid Waste rates.
The city wastes too much money
as it is + homeowners can't
afford all the rate increases,
ie sewer rates

The last big waste was the
Fitness Court installed next to
the library in Redwood Shores.
It could only be used by 1% of the
fitness in America + has a
lot of raised concrete blocks for
people to trip over + then sue
the city.

I know you do not pay attention
to the letters I write - because
I am not ready + using public
social services.

Nancy Scheppeler
750 Newport Circle

94063-199317

Michael A. Comstock
512 Keelson Circle
Redwood City, CA 94065
650.743.5299 cell
macomstock@comcast.net



Jan 17, 2024

Solid Waste Rates
City Clerk
City of Redwood City
1017 Middlefield Rd
Redwood City, CA 94063

To whom it may concern:

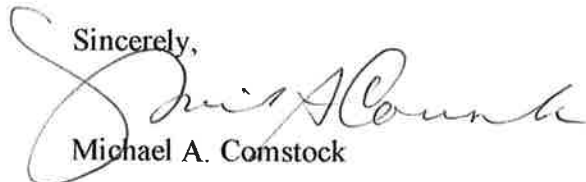
I strongly protest the proposed Solid Waste Rate Increase proposal scheduled for public hearing on February 26, 2024.

Service address: 10 Eddystone Ct, Redwood City, CA 94065
Parcel number: 111-200-130

Owner: Michael A. Comstock, Trustee of the Comstock Family Trust,

The increase of \$7.00 per month is a 30% increase which is far beyond a reasonable increase based on current inflation. In addition, the rationale provided is that this increase is calculated to recover costs but there is no substantiation that costs have increased to this degree. The lack of transparency of government decisions such as this is unacceptable.

Sincerely,



Michael A. Comstock

January 18, 2024



Solid Waste Rates City of Redwood City Public Works.
Protest letter for Proposed Solid Waste Rate Increase.

1. I am protesting the rate increase for the year 2024. I am receiving less service for more money. Many times, portions of my garbage at both properties that I own do not collected, Many times, garbage spill unto street when garbage truck deposits into truck and driver does not pick up, bins are left in the approach to the driveway or in the street or next door, care is not taken to situate bins properly, fewer employees needed since trucks are mechanized. Rates should be lower. City needs to seek competition instead of having one company monopolize the disposal.
2. My name is Steven Grabianowski
3. Assessors parcel number 052-241-190
- 4.

Steven Grabianowski

From: [Jing Fang](#)
To: [GRP-City Council](#)
Subject: Protest against proposed solid waste rate increase
Date: Tuesday, January 16, 2024 7:52:54 PM

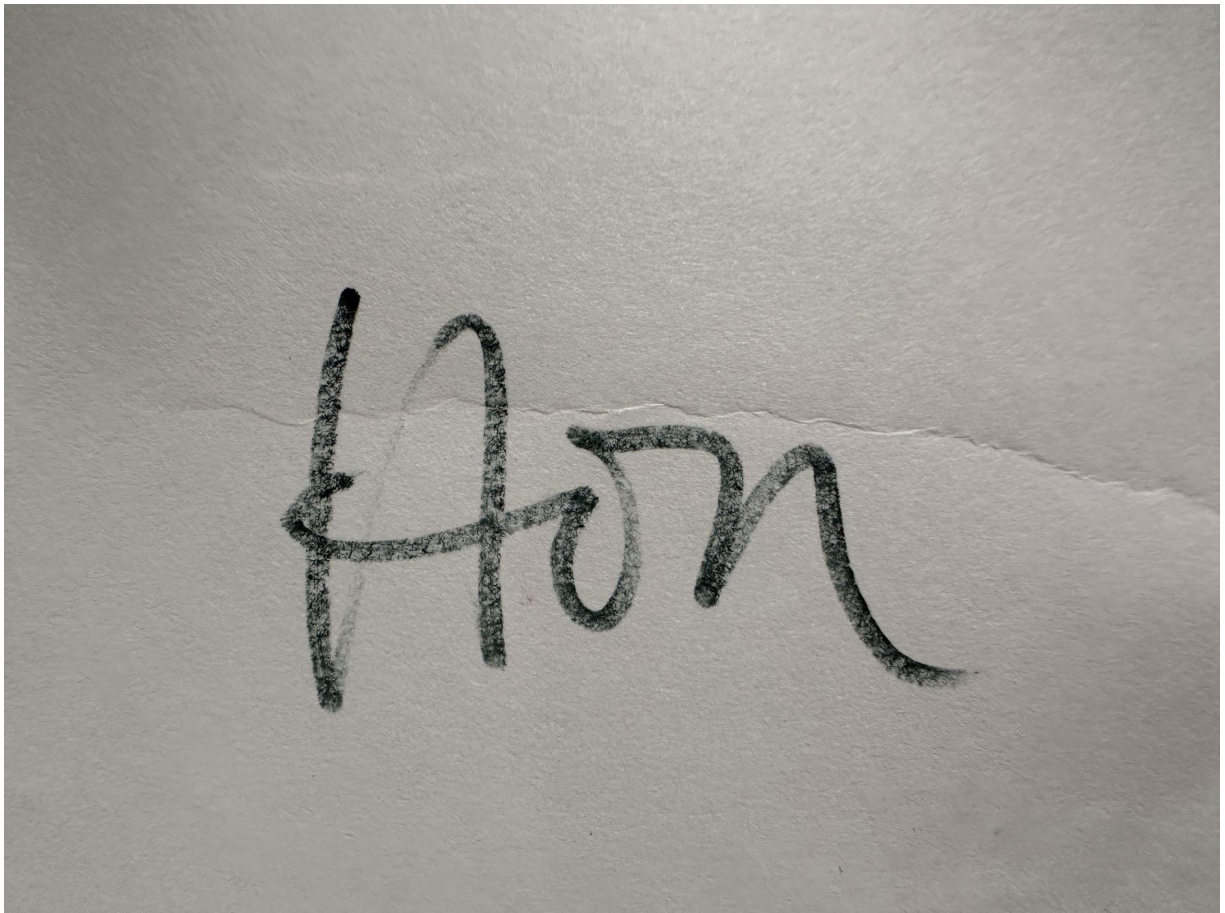
You don't often get email from fangjingzju@gmail.com. [Learn why this is important](#)

Hi,

This is a protest against the proposed solid waste rate increase.

Owner: Wai Hon Law

Service address: 19 Spinnaker Pl, Redwood City, CA 94065



Best,
Wai Hon

From: [Rush Rehm](#)
To: [GRP-City Council](#)
Date: Wednesday, January 17, 2024 9:35:56 AM

You don't often get email from mrehm@stanford.edu. [Learn why this is important](#)

I write to oppose in the strongest terms the proposed solid waste service rate increase. It's already way too expensive, and I would opt out completely if I could. What are you people thinking? And you've set it up so that only those who open their mail, read the fine print, find their parcel number, write you, etc. have a say. This only makes sense if you want to raise rates without people knowing about it.

Why not email every one, with a big subject line: YOU CAN OPPOSE SOLID WASTE RATE INCREASES. CLICK HERE. Then you would see what most people think about the proposed rate increase.

Sincerely,

Maurice P (Rush) Rehm
835 Lakeview Way
Redwood City, CA 94062
APN057233080

I have attached my signature.

Rush Rehm
Professor, Theater and Performance Studies, and Classics, Stanford University
Artistic Director, Stanford Repertory Theater (SRT) <http://stanfordrepthheater.com/>

Stanford Repertory Theater invites you to enjoy the Bay Area's natural beauty in the company of Thoreau, Carson, Abbey, Sophocles, Rumi, Levertov, Lin Po, Muir, Stegner, Neruda, and many others. Take a walk – whenever you like! – in Wunderlich Park, Pearson–Arastradero Preserve, Coyote Hills Regional Park, Mount Diablo State Park, and Mori Point. With *Sound Walks* on your phone, you will be guided to particular locations and carefully selected passages from SRT's *Voices of the Earth* -- **totally free!** To access *Sound Walks*, go to our website <http://stanfordrepthheater.com/sound-walks>

Voices of the Earth - from Sophocles to Rachel Carson and Beyond remains available, if you would like to use the script, audio/visual presentation, and/or radio broadcast quality passages - any and all free of charge, for non-commercial purposes Visit our SRT website at <https://stanfordrepthheater.com/> and click on the Voices of the Earth Tab. Registration takes 20 seconds, and you will receive a password that give you free access to all the material.

A.J. Muste was picketing the White House in opposition to the Vietnam War, and a journalist asked him, "Why do you demonstrate in the rain? Do you think you will change the country?" "No," replied Muste, "I don't do this to change the country. I do this so the country doesn't change me."

From: [Jim Recker](#)
To: [GRP-City Council](#)
Subject: Solid Waste Rates Protest letter
Date: Wednesday, January 17, 2024 5:05:05 PM
Attachments: [image.png](#)

You don't often get email from jcrecker@gmail.com. [Learn why this is important](#)

- i. This email is my statement protesting against the proposed rate change, being considered February 16, 2024.
- ii. Customer on record: **James Recker**
- iii. Service Address: 3534 Altamont Way, Redwood City, CA 94062
- iv. Signature:

JC Recker

From: [Sue Schlesinger](#)
To: [GRP-City Council](#)
Subject: Protest against proposed solid waste rate changes
Date: Thursday, January 18, 2024 8:24:47 PM
Attachments: [image.png](#)

[You don't often get email from sue94070@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Council,

The proposal to raise solid waste rates is regressive, and it penalizes those who create and dispose of less waste. Its structure is contrary to the reduce-reuse-recycle philosophy that should be guiding public policy, especially in a crowded but progressive area like Redwood City, CA. This is a letter in protest of the proposal for discussion 26Feb or as soon thereafter as the matter may be heard.

Where are the discounts for using smaller solid waste bins, or requiring less frequent bin pick up? There must be someone on council who can figure out a way to introduce and include these ideas and others like them into this proposed rate change.

Could someone please step up and propose a meaningful alternative rate plan to address the regressive nature of the current system, and promote waste reduction, resource conservation, and fairness to good citizens lowering their waste and carbon footprints? A policy which does this is good for everyone.

Thanks for listening,

Suzanne Schlesinger
282 Nevada Street
Redwood City, 94062
Parcel 058-091-100

A handwritten signature in black ink, appearing to read 'Suzanne Schlesinger', with a long horizontal line extending to the right.

From: [Judith Kirk](#)
To: [GRP-City Council](#)
Subject: A chance to make a big difference county-wide in the care of our planet
Date: Saturday, January 20, 2024 2:33:42 PM

[You don't often get email from edina42@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

We absolutely must base our solid waste rates on 4 issues: promoting waste reduction, conserving resources, financial fairness (i.e. not regressive), as well as fairness to the people who are trying hard to lower their waste of scarce resources by using smaller bins. We are protesting the proposal that has been sent to all of us, which does none of those things. Our city can do better and must do better. Please.

Further, we want our city to work with the other cities in our county to create solid waste rates that are beneficial to all in the county, not just in our city. Much more benefit lies in that direction, both in finding the most beneficial rates and making the most environmental progress.

Thank you and sincerely,
Judith Kirk
Redwood City

From: [Elke Reiter-Bartz](#)
To: [GRP-City Council](#)
Subject: Opposition to waste removal fee hike
Date: Monday, January 22, 2024 8:25:08 PM

You don't often get email from elkereiterbartz@googlemail.com. [Learn why this is important](#)

Dear Redwood City Council,

I strongly oppose the proposed fee hike for solid waste removal. This increase will disproportionately affect low-income and fixed-income residents, many of whom are still recovering from the economic impact of the pandemic.

I urge you to reconsider this proposed fee hike and explore other revenue-generating options that do not place such a heavy burden on our most vulnerable residents.

Thank you for your time and consideration.

Sincerely,

Patrick Horn and Elke Reiter-Bartz

459 Sapphire St, Redwood City, CA

650-275-4820

Parcel #058-143-300

From: [Jean Tarantino](#)
To: [GRP-City Council](#)
Subject: Solid waste protest
Date: Tuesday, January 23, 2024 8:28:31 PM
Attachments: [DOC012324-01232024091206.pdf](#)

You don't often get email from jeantarantino@sbcglobal.net. [Learn why this is important](#)

Council,

Please see my attached letter protesting the proposed solid waste increase.

Thank you,

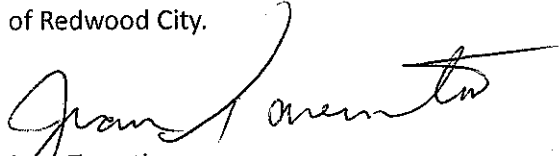
Jean Tarantino

Solid Waste Rates
City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

January 22, 2024

Members of Redwood City Council,

This is my formal protest of your proposal to raise solid waste rates by over 29% beginning March 1, 2024. Notwithstanding Recology's poor service, this is an excessive increase that will hurt many residents of Redwood City.

A handwritten signature in black ink, appearing to read "Jean Tarantino", with a long horizontal flourish extending to the right.

Jean Tarantino
1158 Junipero Avenue
Redwood City, CA 94061
Parcel # 058-212-130

From: [Cynthia Zurolo](#)
To: [GRP-City Council](#)
Subject: Protest to price increase on on waste collection
Date: Friday, January 19, 2024 10:25:43 AM

You don't often get email from cynthiazzz@yahoo.com. [Learn why this is important](#)

Hello,

I am writing to protest the price increase on waste collection.

825 Seminole Way
Redwood City 94062

Please let me know if you need more information from me

Cynthia Zurolo

From: [Enrica](#)
To: [GRP-City Council](#)
Subject: Opposition to proposal solid waste removal fee hike
Date: Thursday, January 18, 2024 7:44:56 PM

You don't often get email from enricaplace@yahoo.com. [Learn why this is important](#)

Address 3709 Laurel way, parcel 057-212-250
Enrica Poggio

If the council could be fiscally responsible, there is NO need to increase this fee.
Why spending so much money on building high bumps on most streets when the traffic
is so bad and slow there is the aggravation of bumps every 50 feet, such as in Canyon Road.

Reconsider please, why charging the citizens to give a hefty raise to the city manager and
Others.

Those of us who use the smallest garbage can don't get a break. Please reconsider.

Thankyou
Enrica Poggio
[Sent from Yahoo Mail for iPad](#)

From: [Annette Parker](#)
To: [GRP-City Council](#)
Subject: Increase in Garbage Rates
Date: Thursday, January 18, 2024 4:44:02 PM

[You don't often get email from swimmom702@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please!! We cannot afford more increases! Biden has made everything more expensive. Good, gas!! Everything!
Please don't add insult to injury!! No more rate increases!! Please
Annette Parker
Sent from my iPhone

From: [Christina Nguyen](#)
To: [GRP-City Council](#)
Subject: 721 upton street garbage increase
Date: Thursday, January 18, 2024 4:00:51 PM

[You don't often get email from christinanguyen77@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello, my name is 'Christina Nguyen and I own my home under AM RE Holdings

I am writing to protest against the proposed increase in garbage rates.

Christina Nguyen

Broker/ Owner

650-776-4085

#01353370

Please excuse any typos as this is

Sent from my Iphone

From: [Steven Aubert](#)
To: [GRP-City Council](#)
Subject: Protest rate increases
Date: Thursday, January 18, 2024 1:00:01 PM

[You don't often get email from steveaub@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Sent from my iPhone as a retiree I am vehemently against any rate increase for trash, or any other services. We are having trouble making it now why make it worse

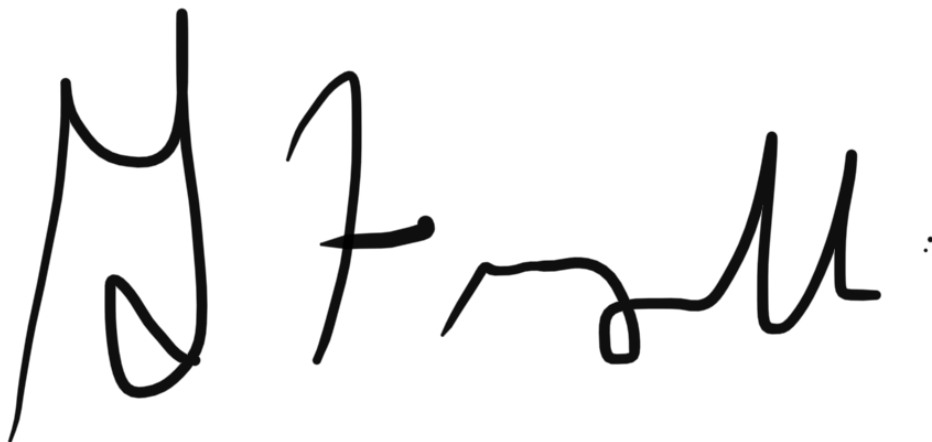
From: [Gino Fumagalli](#)
To: [GRP-City Council](#)
Subject: Protest against the proposed change in rates
Date: Sunday, January 14, 2024 7:42:06 AM
Attachments: [drawing.png](#)

You don't often get email from enginejake@hotmail.com. [Learn why this is important](#)

Hello,

As a resident of Redwood City I am against the rate increase. Why is Burlingame and Foster City rates half of the rates of Redwood City?

Gino Fumagalli
1733 Hempstead Place
Redwood City, CA 94061


A handwritten signature in black ink, appearing to read "Gino Fumagalli". The signature is written in a cursive, fluid style with a period at the end.

Sent from my iPhone

January 18, 2024



**Solid Waste Rates City of Redwood City Public Works.
Protest letter for Proposed Solid Waste Rate Increase.**

1. I am protesting the rate increase for the year 2024. I am receiving less service for more money. Many times, portions of my garbage at both properties that I own do not collected, Many times, garbage spill unto street when garbage truck deposits into truck and driver does not pick up, bins are left in the approach to the driveway or in the street or next door, care is not taken to situate bins properly, fewer employees needed since trucks are mechanized. Rates should be lower. City needs to seek competition instead of having one company monopolize the disposal.
2. My name is Steven Grabianowski
3. Assessors parcel number 052-191-160
4. 

Michael A. Comstock
512 Keelson Circle
Redwood City, CA 94065
650.743.5299 cell
macomstock@comcast.net



Jan 17, 2024

Solid Waste Rates
City Clerk
City of Redwood City
1017 Middlefield Rd
Redwood City, CA 94063

To whom it may concern:

I strongly protest the proposed Solid Waste Rate Increase proposal scheduled for public hearing on February 26, 2024.

Service address: 512 Keelson Circle, Redwood City, CA 94065
Parcel number: 095-120-450

Owner: Michael A. Comstock, Trustee of the Comstock Family Trust,

The increase of \$7.00 per month is a 30% increase which is far beyond a reasonable increase based on current inflation. In addition the rationale provided is that this increase is calculated to recover costs but there is no substantiation that costs have increased to this degree. The lack of transparency of government decisions such as this is unacceptable.

Sincerely,


Michael A. Comstock

From: mckee0586@sbcglobal.net
To: [GRP-City Clerk](#); [Redwood City City Council](#); [MGR-Deanna La Croix](#); [MGR-Melissa Stevenson Diaz](#)
Cc: [Mark Toney](#); [Mark Toney](#); [Charlayne Wright](#); [PWS-Terence Kyaw](#); [Warren Slocum](#); [Public.advisor](#); rb@ag.gov; [Nextdoor](#); [HEAP Program - Central Coast Energy Services](#); [CA.gov](#)
Subject: 1/25/24-PROTEST LETTER FOR RECOLOGY RATE INCREASES
Date: Wednesday, January 24, 2024 10:59:07 PM

HELLO CITY CLERK OF REDWOOD CITY,

PROTEST LETTER REGARDING RECOLOGY RATE INCREASE CITY COUNCIL MEETING FOR MARCH '24 APPROX.

MOST FOLKS CAN'T PAY UTILITY BILLS ANY LONGER. AND TOO, RECOLOGY IS VERY DYSFUNCTIONAL WITH PICKUP SERVICE AND PHONE SYSTEM. I NEED WEEKLY HELP TO GET MY GARBAGE WHATEVER COLOR IT IS AS IT CHANGES FROM WEEK TO WEEK TO GET DRIVER'S TO RETURN TO PICK UP MY CANS WEEKLY BI -WEEKLY AND THE SMALLEST BLK CAN HOLDS ONE 15 GAL SMALL GARBAGE BAG. HOW DARE PUBLIC WORKS AND RECOLOGY ASK FOR RATE INCREASES WHEN THEY AREN'T BEING COMPETANT TO PICK UP WEEKLY GARBAGE FOR FOLKS IN MY ZIP CODE AND MYSELF 94061 PUBLIC WORKS HAS TO HELP WITH THIS PROBLEM BUT CAN'T SOLVE IT UNLESS THEY CANCEL RECOLOGY CONTRACTS FOR THIS CITY.

MY PG&E BILL IS OVER \$500 FOR ONE PERSON SENIOR LOW INCOME AND IT IS GOING TO GO HIGER AS PG&E WAN'T 55 BILLION DOLLARS THIS YEAR FROM ALL CALIF CUSTOMERS WITH ON GOING MONTHLY RATE INCREASES AND TOPPED THAT OFF WITH INCOMPETANT CIVIC GOVERNMENT UTLITY BILLS AND RATE INCREASES. REDWOOD CITY BETTER BE PREPARED TO START PAYING ALL RESIDERNTS UTILITY BILLS PER SEN SCOTT WEINER SF CA AS WE ARE IN A SINKHOLE WITH MONEY GREED WHICH IS GOING TO BREAK THE COUNTIES AND STATE AND PUB LIC RESIDENTS WITH NO ABILITY TO PAY.

SANDRA MCKEE
1003 CHESTERTON AVE
REDWOOD CITY CA
94061

From: [CLK-Yessika Castro](#)
To: [PWS-Terence Kyaw](#); [PWS-Adrian Lee](#)
Cc: [CLK-Crystal Tuifua](#)
Subject: RE: Solid Waste Increase
Date: Thursday, January 25, 2024 4:11:11 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)

Thanks for sharing, Terence! We'll file with the other protests on our end.

Thanks,

Yessika Castro, CMC, CPMC

City Clerk

City of Redwood City

Phone: (650) 780-7221

E-mail: ycaastro@redwoodcity.org

www.redwoodcity.org



To support community and employee health, many City services are being offered virtually or with modifications. See current information about City services and operating hours [here](#). Visit [MyRWC](#) to access services available online 24-hours a day, 7 days a week.

*For Public Records Act requests, please visit our [online public records request system](#). We thank you for your patience during these unprecedented circumstances.

From: PWS-Terence Kyaw <TKyaw@redwoodcity.org>
Sent: Thursday, January 25, 2024 3:20 PM
To: PWS-Adrian Lee <alee@redwoodcity.org>; CLK-Yessika Castro <ycaastro@redwoodcity.org>
Subject: Fwd: Solid Waste Increase

FYI

Terence

From: Linda Green <lgreenski@msn.com>
Sent: Thursday, January 25, 2024 3:09:59 PM
To: pauli@cityofsanmateo.org <pauli@cityofsanmateo.org>; PWS-Terence Kyaw <TKyaw@redwoodcity.org>; PWS-Sindy Mulyono-Danre <smdanre@redwoodcity.org>
Subject: Solid Waste Increase

Some people who received this message don't often get email from lgreenski@msn.com. [Learn why this is important](#)

Linda L. Green
1176 Valota Road

Redwood City, CA 94061

lgreenski@msn.com

URGENT

Ecology
225 Shoreway Road
San Carlos, CA 94070
pauli@cityofsanmateo.org

Redwood City Public Works Services Department
1400 Broadway Road
Redwood City, CA 94063
tkyaw@redwoodcity.org

January 25, 2024

RE: Solid Waste Increase

To Whom It May Concern:

I am writing and also sending an e-mail regarding the proposed garbage increase.

I am 78 years old, on social security and on a fixed income. I still have a mortgage. PG&E increased, water increased, and now you want the garbage to increase. I am so opposed to this increase. Do you not care about the people, especially the elderly, in Redwood City. My oldest daughter had to move out of California and Redwood City due to the inflated cost of living. I love it here, but this is not right. How am I supposed to pay all these increases, are you going to help me?

My husband had 5 different cancers over 18 years, first occurred when my children were in grade school. Their childhood was growing up watching their dad sick and dying. He passed away 15 years ago. My youngest daughter got cancer seven months after he passed, and again six years ago. Thank God, she is in remission, but this is a constant worry that it will come back. Our family has been through hell and back, but we are still alive. I am crying as I write this. I am telling you not to be a victim but to let you know everyone has a story. You must listen to us, PLEASE, and do NOT increase our garbage. You have public meetings to hear the concerns from the people, but then go ahead and do the increases. You are not listening to us.

How can you even consider an increase when we are in the middle of a

recession and struggling to get food on the table.

Linda Green
650-722-3630

Sent from [Mail](#) for Windows

From: [Nicholas Luna](#)
To: [GRP-City Council](#)
Subject: >>> 1/26/24 NO on Solid waster Rate increase City of Redwood City
Date: Friday, January 26, 2024 2:08:28 PM
Importance: High

You don't often get email from lunaview@gmail.com. [Learn why this is important](#)

City Clerk
City of Redwood City,
Council - City of Redwood City,
1017 Middlefield Road
Redwood City, CA 94063
1/26/24
council@redwoodcity.org

Re. No on upcoming Solid Waste Rate increases
Parcel# 058-202-250

I have been a resident and property owner in Redwood City for almost 20 years now. During this time, I have experience “excessive” solid waste and water increases. These perpetual rate increases are without merit and I am against further rate increase for solid waste and water.

Note

I am single owner resident and do not consume excessive water or produce excessive solid waste compared to a family household to merit rate increases. Second, the city of Redwood City seems to pass solid waste and water rate increases “carte blanche” and without logic - and simply stick it to the residents – this absurd.

Solid waste -Example

There three large oak trees on the side walk in front of my house which shed lots of leaves in the Autum. Whenever I put out an extra container or additional bags full of these leaves, I’m quickly charged additional fees yet these trees belong to the City of Redwood city -not me! If I ask the garbage company (BFI) for an additional green bin for these leaves, I’m charge additional fee simply to clean up the leaves for the trees that belong to the City of Redwood City! Do you see the point? There is NO LOGIC!

The street sweeper often misses dates to sweep up the street which require residents to fill up green and black bins from street debris yet the City of Redwood continues to ask for more raise increases – this does not make sense! Where is the accountability?

Water

The water rate increases are also perpetual and without merit. Again, I am a single resident (not a family household) yet I have to comply with periodic and excessive rate increases. I am being measured and charged as a family household (I am a single resident/owner).

Water well

I have a non-operational water well which I'm charged an annual inspection fee of ~\$70 by the City of Redwood City. This program is poorly run by the City of Redwood City. Its staff is poorly trained and rarely keep appointments.

Last year I received a failure to comply notice after the water well had been inspected! And of course, there are penalty fees.

The inspector (a young chap in his 20s) simply parked in front of my house for 2 minutes and left – that was the complete inspection! Nothing was inspected but an inspection failure noticed was quickly sent! This happens periodically. Who are the individuals that run these programs? There is no value in water well inspection. Please consider cancelling the inspection program.

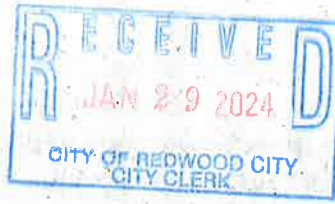
In years past the City of Redwood City requested and even offered to have my water well cemented and forever closed which I adamantly denied. The City of Redwood City intent here is clear as water rate increases are a priority.

Summary

Please include my name to the list of Redwood City residents AGAINST future solid waste and water increases! WE HAVE HAD ENOUGH!

Respectfully,

Nicholas Luna
Resident and Owner
1165 Fairview Ave.
RWC, CA 94061



1165 Fairview Ave
Redwood City, CA 94061

City Clerk
City of Redwood City,
Council - City of Redwood City,
1017 Middlefield Road
Redwood City, CA 94063
1/26/24
council@redwoodcity.org

Re. Against upcoming Solid Waste Rate increases
Parcel# 058-202-250

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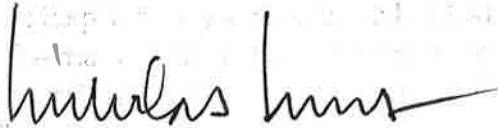
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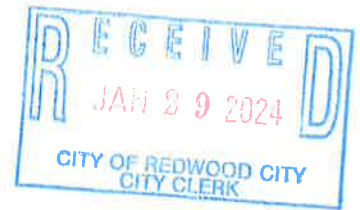
Respectfully,



Nicholas Luna
Resident and Owner
1165 Fairview Ave.
RWC, CA 94061

Em: lunaview@gmail.com

Jan. 24, 2024



To:
Solid Waste Rates, City Clerk of Redwood City
City Council of Redwood City

As homeowners and customers of Solid Waste Services, we are writing to:

1. Protest against the proposed change in rates
2. Patricia Mahoney
ATTN: Kim
Kim Knollenberg
Are owners of
3. 333 Hillview Ave. Redwood City, CA 94062-2123
4. Our signatures conclude this protest

This protest comes amidst the increased cost of services across the board for homeowners in the area.

We can conserve on other services by using less water or power to mitigate rising costs. However there doesn't seem to be a way to conserve on this flat rate, even though the bins in our 2-person household are rarely full.

Also, in light of the recent charge by the state for glass bottles, by redeeming those bottles, the blue bins will require less work.

Please do not allow this cost increase to go forward.

Thank you,

4. *Patricia Mahoney*
Kim Knollenberg

From: [Lillian Ferrando](#)
To: [GRP-City Council](#)
Subject: Protest rate increase solid waste removal
Date: Monday, January 29, 2024 8:26:06 PM

[You don't often get email from lillianferrando499@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Owners: Lillian Ferrando and John Ferrando

Address: 499 Grand Street

Parcel # 052294120

Sent from my iPhone

From: [Vicki Ferrando](#)
To: [GRP-City Council](#)
Subject: Protest Solid Waste Rate Increase
Date: Monday, January 29, 2024 8:30:21 PM

[You don't often get email from vickiferrando@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Name: Vicki Ferrando and Edd Patterson

Address: 2673 Hampton Ave

APN 069132140

Sent from my iPhone

From: [Vicki Ferrando](#)
To: [GRP-City Council](#)
Subject: Protest Solid Waste Rate Increase
Date: Monday, January 29, 2024 8:32:19 PM

[You don't often get email from vickiferrando@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Vicki Ferrando and Edd
Patterson

APN 059420160

Sent from my iPhone

From: [David Bendebury](#)
To: [GRP-City Council](#)
Subject: Solid waste service increases
Date: Monday, January 29, 2024 9:11:39 PM
Attachments: [signature.png](#)

[You don't often get email from davidbendebury@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I am writing to protest the proposed change in rates for solid waste collection services. It doesn't make sense to raise everyone's rates the same amount when the costs are disproportionately due to those with larger bins.

The customer of record's name is David Bendebury. The service address is 260 Wheeler Avenue, Redwood City, CA 94061. I have attached my signature.

Thanks,

David Bendebury

CLIFF KRANZ
3616 HOOVER ST.
REDWOOD CITY, CA 94063

Jan 29, 2024

Another rate increase from
the Garbage man? They just
had one last year. To make
it simple- **NO!**

No rate increases for at
least 3 years not every
year



From: [Joycelyn Wee](#)
To: [GRP-City Council](#)
Subject: Solid Waste Rates Protest against proposed solid waste service rate increases
Date: Thursday, February 1, 2024 10:11:25 AM

You don't often get email from joycelynwee@gmail.com. [Learn why this is important](#)

Joycelyn Wee
229 Topaz St
Redwood City, CA 94062
Parcel: 058-111-240

February 1, 2024

Dear Alicia Aguirre,

I am writing as a concerned resident to express my strong opposition to the proposed solid waste rate increases currently under consideration by the City Council.

While I understand the importance of maintaining efficient and effective waste removal services for our city, I believe that imposing additional fees on residents is not the most equitable solution. As you may be aware, many members of our community are already facing financial challenges, and an increase in the solid waste removal fee would only add to our financial burden.

Thank you for your time and consideration of this matter. I trust that the City Council will carefully weigh the potential impact on residents and explore alternative solutions that promote fairness and sustainability.

--

Joycelyn Wee
650.483.6403

To the Clerk of Redwood City

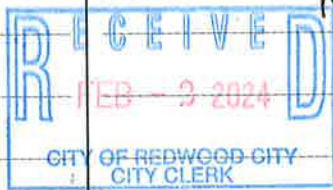
I am writing in protest against the proposed change in rates. The persistent increase of costs to the residents of this city by their alleged advocates is unacceptable on principle alone. The city council must first find a way to cut costs before even proposing any increase. I emphasize the principle in this - the council must regard the citizens as more than a tax base. I have only lived here a few years (being a new homeowner) but it is unfortunate that the majority of those years have coincided with some kind of municipal rate increase. I hope this will spur the citizens from apathy and make the council aware of their dignity - and that the council will heed this reaction.

Regards,

John Wookley
402 Sapphire Street, Redwood City 94062

Parcel 058-125-080

John Wookley



I, Deanna Hallett of 127 Topaz Pl Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Deanna Hallett

I, Christy Gu, of 405 Topaz St Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Christy Gu

I, KEN CALDERANO, of 1911 HARDING WAY Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Ken Calderano

I, D. Latta, of 1826 Harding Redwood City, CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Deanna Latta

I, Sean Yamada-Hunter, of 334 Hillview Ave. Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Sean Yamada-Hunter

I, K. Pilon, of 471 Topaz St. Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: K. Pilon

Genetel Ventura 330 Hillview Ave Redwood City CA 94062

I, _____, of _____ hereby protest against the proposed increased in solid waste rates for Redwood City.

Signature: [Signature]

I, Troy Darden, of 366 Hillview Ave Redwood City CA 94062

hereby protest against the proposed increased in solid waste rates for Redwood City.

Signature: [Signature]

I, FRANCISCO RELEW of 346 Hillview Ave Redwood City CA 94062

hereby protest against the proposed increased in solid waste rates for Redwood City.

Signature: [Signature]

I, Bre Brown of 1815 Harding Ave Redwood City CA 94062

hereby protest against the proposed increased in solid waste rates for Redwood City.

Signature: [Signature]

_____ hereby protest against

Grazia Castella 532 Topaz Redwood City CA 94062

I, _____, of _____ hereby protest against the proposed increased in solid waste rates for Redwood City.

Signature: [Signature]

KELLY CONWAY

573 TOPAZ ST Redwood City CA 94062

I, _____, of _____ hereby protest against the proposed increased in solid waste rates for Redwood City.

Signature: [Signature]

I, BARRY ZIRAS of 375 TOPAZ ST Redwood City CA 94062
hereby protest against
the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, P. JACOBSON of 477 TOPAZ Redwood City, CA 94062
hereby protest against
the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, Amit Joseph of 356 Topaz St. Redwood City CA 94062
hereby protest against
the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, HYUN LEE of 1860 Harding Ave Redwood City CA 94062
hereby protest against
the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

1808 Harding Ave

I, Justin Graham of Redwood City CA 94062
hereby protest against
the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, Rebecca Lombardo of 526 Topaz Street Redwood City CA 94062
hereby protest against
the proposed increased in solid waste rates for Redwood City.
Signature: Rebecca Lombardo

I, Erich Hilbert of 110 St. Francis Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, Brian Turner of 326 SAPHIRE ST RC Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, Dora Wilson of 219 ST FRANCIS ST - RW CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, Koosha Jadhani of 23A St Francis Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, Dixie Bailey of Dixie Bailey Redwood City, CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

I, Doug Amick of 374 Topaz St Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: [Signature]

protest against

I, SALLY ROTH, of 343 TOPAZ ST. Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Sally Roth

I, Kevin McHain, of 334 Saphire Street, Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Kevin

I, Siem Mayer, of 464 Topaz Redwood City CA 94062 hereby protest against the proposed increased in solid waste rates for Redwood City.
Signature: Siem Mayer



Rob Boragno <robboragno@gmail.com>

Fwd: Written Protest re: proposed rates

1 message

Rob Boragno <robboragno@gmail.com>
To: Rob Boragno <robboragno@gmail.com>

Sat, Feb 10, 2024 at 2:24 PM

Solid Waste Rates
City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, Ca 94063

Please note that this is a statement that is a protest against the proposed change in rates. A \$7.00 increase for regular scheduled for bins equates to the following % increases:

- 20 - gallon : 29.33%
- 32 - gallon : 18.01%
- 64 - gallon : 10.42%
- 96 - gallon : 7.34%

and then a 5.465% increase for unscheduled solid waste services.

The bin rate increases violate the general grounds of economic common sense, as they far exceed the inflation rate. Has the South Bayside Waste Management Authority properly reviewed the full costs of providing solid waste services? Have they delineated between third party costs, related party charges and "protected profit margins" for the benefit of recology? Just benchmarking the current rates to an average is insufficient as a benchmark for data analytics, as the average is easily miscued with Hillsborough rates being on the higher end (probably due to access costs). Why wasn't the mean or median price costs used instead of the average? We all know that these companies like to keep their pricing structures opaque so they can guarantee their profit margins. With that being said, i don't believe these proposed rates are economically appropriate and should not be accepted.

Record of Owner: Boragno Robert J & Suzanne M.
Affected Parcel Number: 059-213-060
Service Address: 1728 Carleton Ct. Redwood City, CA 94061

Sincerely,

Robert J Boragno

Suzanne M. Boragno

From: [CLK-Yessika Castro](#)
To: [CLK-Crystal Tuifua](#)
Cc: [CLK-Celia Machuca](#)
Subject: Fwd: Proposed Solid Waste Disposal Fee rate increase
Date: Friday, February 16, 2024 1:05:08 PM

For filing with the rest, please and thank you!

Get [Outlook for iOS](#)

From: Council-Jeff Gee <jgee@redwoodcity.org>
Sent: Friday, February 16, 2024 1:04:05 PM
To: CLK-Yessika Castro <ycaastro@redwoodcity.org>
Subject: Fwd: Proposed Solid Waste Disposal Fee rate increase

FYI

Get [Outlook for iOS](#)

From: Cary Bloomquist <cbloomquist30@gmail.com>
Sent: Friday, February 16, 2024 9:13:49 AM
To: Council-Jeff Gee <jgee@redwoodcity.org>
Subject: Proposed Solid Waste Disposal Fee rate increase

You don't often get email from cbloomquist30@gmail.com. [Learn why this is important](#)

Mayor Gee,

I do not support an increase in the proposed Solid Waste Disposal fee.

Please forward my concerns to Melissa and the City clerk.

I want my position on the official record listed as "Opposed".

I would attend the Council meeting, but I'm temporarily living in Germany, caring for my wifes sick, elderly parents.

Thank you,

Cary Bloomquist
Property Owner
940 Taft Street

i) To Whom it may concern,

I protest and request that the proposed solid waste rate increase and water rate increase do not happen. I am against the increase.

Sincerely,

Ben Martin - Bogaluf



ii)

Benjamin Martin

2874 McCarvey Ave

Redwood City, CA 94061

iii) parcel # :

058-352-010

From: [Zhonghao Liu](#)
To: [GRP-City Council](#)
Subject: Protest against sewer rate increase
Date: Sunday, February 18, 2024 8:13:21 PM
Attachments: [image.png](#)

You don't often get email from dzenith01@hotmail.com. [Learn why this is important](#)

Dear City Council:

This is an official protest against the proposed change in sewer rate.

Record owner: Zhonghao Liu

Service Address: 823 Bay Harbour Dr.

Signature:

A handwritten signature in black ink, appearing to read 'Zhonghao Liu', with a stylized flourish at the end.

Sincerely,
Zhonghao

From: [Enrica](#)
To: [GRP-City Council](#)
Subject: Sewer rates increase
Date: Monday, February 19, 2024 8:27:55 PM

You don't often get email from enpoggio@gmail.com. [Learn why this is important](#)

I protest the increase. The funds to upgrade the sewer are available
If you cut non essential expense (Like building bumps on roads and
Extending sidewalks to the middle of the street) and others.
Please find a way not to increase the sewer rates.
Thank you.
Enrica Poggio

--

From: [Jing Fang](#)
To: [GRP-City Council](#)
Subject: Protest against proposed sewer rate increase
Date: Tuesday, February 20, 2024 8:18:36 PM

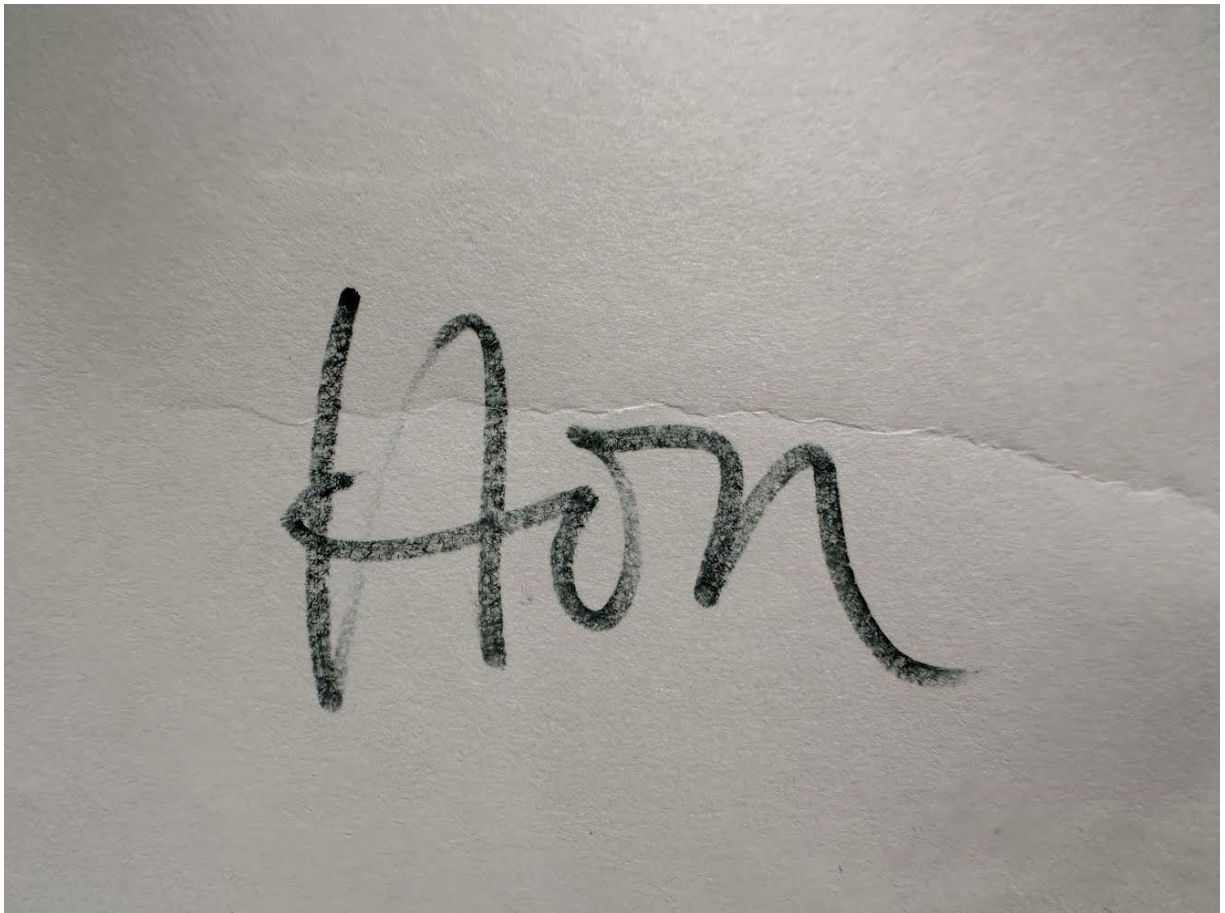
You don't often get email from fangjingzju@gmail.com. [Learn why this is important](#)

Hi,

This is a protest against the proposed sewer rate increase.

Owner: Wai Hon Law

Service address: 19 Spinnaker Pl, Redwood City, CA 94065



Best,
Wai Hon

From: [Ruth Liew](#)
To: [GRP-City Council](#)
Subject: Opposition to Proposed Solid Waste Removal Fee Hike
Date: Friday, January 26, 2024 9:25:32 AM

You don't often get email from ruthliew@gmail.com. [Learn why this is important](#)

Ruth Liew

3940 Brookline Way, Emerald Hills, CA 94062

ruthliew@gmail.com

717-802-6166

Parcel Number: 057-263-030

Jan 26, 2024

To Whom This May Concern,

I hope this letter finds you well. I am writing as a concerned resident of our community to express my strong opposition to the proposed solid waste removal fee hike currently under consideration by the City Council. While I understand the importance of maintaining efficient and effective waste removal services for our city, I believe that imposing additional fees on residents is not the most equitable solution. As you may be aware, many members of our community are already facing financial challenges, and an increase in the solid waste removal fee would only add to their financial burden. I would like to bring to your attention that residents have been consistently diligent in adhering to waste management guidelines and recycling practices. However, it seems unfair to penalize all residents with a fee hike for the actions of a few. Instead of burdening taxpayers with increased fees, I urge the City Council to explore alternative solutions to address any financial shortfalls in the solid waste removal program. Furthermore, I propose that the City Council consider conducting a comprehensive review of the current waste management system to identify areas where cost savings or operational efficiencies can be achieved. Collaborating with residents to enhance recycling initiatives and exploring partnerships with local businesses for waste reduction programs could also be viable alternatives. I believe that a transparent and inclusive approach to decision-making is crucial in ensuring that the concerns and opinions of the residents are taken into consideration. Therefore, I request that the City Council hold public hearings or forums to allow residents to voice their opinions on the proposed fee hike before any final decisions are made. Thank you for your time and consideration of this matter. I trust that the City Council will carefully weigh the potential impact on residents and explore alternative solutions that promote fairness and sustainability. Sincerely, Ruth Liew

From: sharonking1616@gmail.com
To: [GRP-City Council](#)
Subject: Solid Waste Rate Proposal Comments (2/26 Public Hearing)
Date: Thursday, February 22, 2024 2:35:26 PM

You don't often get email from sharonking1616@gmail.com. [Learn why this is important](#)

Attn: City Council

- #1: Statement (below)
- #2: Record Owner: Mike King (Sharon King: Spouse)
- #3: Service Address: 1616 Vera Ave. Redwood City 94061
- #4: Signature(s) will be on mailed copy

I'm writing to state for the record that I (we) oppose the proposed solid waste rate increases that you will be discussing and voting on Feb. 26, 2024. (information I/we received states that "if approved" the increases go into effect on March 1, 2024)

The information that was supplied to us from your mailer to the Redwood City residents had a chart on page 2 of 5, that showed that the increase would put Redwood City into the "middle" in comparison to other cities in the area currently. (Burlingame being the least expensive and Hillsborough the most expensive, using the 20 gallon chart figures.)

Are you aware of what the latest market says that Redwood City residents are falling into (May 2022 figures/article) "It's increasingly pricey to live in Redwood City" and "Rising costs spell increasingly tight belts for residents" were a couple comments from the article and observations.

Even the five men and women currently running for District 4 are saying it's a concern: "the idea of equity in the district seems to be slipping further and further away" another said, " more needs to be done to help close the poverty gap" ("not everyone lives or can afford a \$2 million home") also a comment regarding the senior population "seniors can't continue to be bled out by taxes (or utility increases)

Recently Senator Josh Becker (of our region) asked the residents to fill out a survey wanting to know what their concerns were. He had some topics listed and you could also write in your own. He did list "cost of living" I checked that box. I appreciated his asking for people's input, it's important to have a voice; no matter is to small or to big.

Passing on increases most of the time just adds to some people having to make life changes (food budget, clothing, entertainment/eating out, etc.) Redwood City residents are made up of a variety of ages, education, vocations, ethnicities; majority do not make enough money to afford \$1-3 million homes. Latest statistic shows that a person needs to earn a minimum of \$105K annually in order to afford to live on the peninsula! (approximately 5- 10 years ago the figure was \$60-75K)

Just a couple days ago Redwood City also sent out a proposal to raise the sewer rates (meeting on 4/1/2024, effective 7/1/2024 if passed) I believe there seems to be a trend happening, pass on increases to the residents "they won't care or notice" well WE do notice and WE do care. If Burlingame or San Mateo can be lower than Redwood City, why can't that be the case for Redwood City? Why does Redwood City need to be in the "middle" ?

Why not promote pricing that will attract residents to be living here, rather than lose potential residents to choose another city to live and thrive in.

I/we ask that you either vote NO to the rate increase, or at least conduct your own survey regarding how the residents feel about the price increases that are being introduced.

Sincerely,

Mike King

Sharon King

From: [Sharon King](#)
To: [publiccomment](#)
Subject: Fw: Solid Waste Rate Proposal Comments (2/26 Public Hearing)
Date: Thursday, February 22, 2024 2:38:51 PM

You don't often get email from sharon_queen_2000@yahoo.com. [Learn why this is important](#)

----- Forwarded Message -----

From: sharonking1616@gmail.com <sharonking1616@gmail.com>
To: council@redwoodcity.org <council@redwoodcity.org>
Sent: Thursday, February 22, 2024 at 02:35:22 PM PST
Subject: Solid Waste Rate Proposal Comments (2/26 Public Hearing)

Attn: City Council

#1: Statement (below)
#2: Record Owner: Mike King (Sharon King: Spouse)
#3: Service Address: 1616 Vera Ave. Redwood City 94061
#4: Signature(s) will be on mailed copy

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Passing on increases most of the time just adds to some people having to make life changes (food budget, clothing, entertainment/eating out, etc.) Redwood City residents are made up of a variety of ages, education, vocations, ethnicities; majority do not make enough money to afford \$1-3 million homes. Latest statistic shows that a person needs to earn a minimum of \$105K annually in order to afford to live on the peninsula! (approximately 5- 10 years ago the figure was \$60-75K)

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Why not promote pricing that will attract residents to be living here, rather than lose potential residents to choose another city to live and thrive in.

I/we ask that you either vote NO to the rate increase, or at least conduct your own survey regarding how the residents feel about the price increases that are being introduced.

Sincerely,

Mike King

Sharon King

Feb. 19, 2024

Hi City Clerk,



Please do not raise rates.
Please do not succumb to Marxist Union
demands led by Connie Newsom.
There are people out here living
on fixed incomes.

Sincerely,

Michael A. Gallagher

Parcel Number: 095-052-070

Marta Booyesen
3622 Glenwood Ave,
Redwood City, CA 94062

14th February 2024

To:
Sewer Rates, City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063



RE: FILING A WRITTEN PROTEST AGAINST SEWER RATE INCREASE

Dear City Clerk,

I am writing to express my deep concern and formal written protest regarding the recent announcement of a sewer rate increase for "single family dwellings across Redwood City" provided by your company.

I would like to emphasize that single families already bear a substantial cost to reside in Redwood City. The proposed rate increase only adds to the financial strain faced by residents in our community. Given the already high cost of living, this additional burden is particularly concerning and may place an undue hardship on many households. It is essential to consider the broader economic context and the impact of such increases on the well-being of local families.

Please reconsider this decision and explore alternative solutions. I appreciate your attention to this matter and hope for a satisfactory resolution.

Thank you for your understanding and cooperation.

Sincerely,

Booyesen

ACCOUNT NO: 1012166-00
Residential Single Family

RECEIVED

FEB 23 2024

City of Redwood City
City Clerk

Robert A. Boland
1798 Carleton Court
Redwood City, CA 94061
650 814-5799

February 18, 2024

Solid Waste Rates
City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

Re: APN 059-213-130

Dear Council Members:

Please accept this letter as a formal protest against the proposed solid waste rate increase in that it is disproportionately weighted against those residents who generate the least garbage.

The proposed increase would raise rates on 20 gallon bins nearly 30% (29.325%), while only raising 32 gallon bins 18%, 60-65 gallon bins 10.4%, and 96 gallon bins less than 7.5% (7.344%).

If "the proposed increases are" 'really' "necessary to proportionately allocate increased collection costs, including, disposal and processing fees, . . ." then how is that a proportional allocation to increase the least producers of garbage the highest increase in rates by percentage. I was under the impression that the City's goal as supported by the contracted provider, was to limit the amount of solid waste with it's recycle program. This proposed rate increase seems to contradict that underlying goal.

Very truly yours,


Robert A. Boland

From: mckee0586@sbcglobal.net
To: [Redwood City City Council](#); [GRP-City Clerk](#)
Subject: 2/25/24-PROTEST LETTER WATER/SEWER & GARBAGE
Date: Sunday, February 25, 2024 12:18:09 AM

HELLO REDWOOD CITY COUNCIL,

I RECEIVED A NOTICE OF HIGH INCREASES AGAIN IN WATER, SEWER AND GARBAGE RATES ON TOP OF MULTIPLE BACK TO BACK INCREASES NOT NORMAL AT ALL SOUNDS LIKE PRICE GOUGING AND SCAM FOR MONEY GREED FOR SALARIES AND TO MAKE RESIDENTS RESPONSIBLE FOR NEW SEWER LINES, ETC, TOO. WRONG- RESIDENTS ARE TO PAY REASONABLE MONEY FOR SERVICES THAT ARE CONSISTENT WITH THE SOC. SEC. ADM YEARLY COST OF LIVING INDEX NOT JUST DO WHAT YOU WANT. TO RESIDENTS OF REDWOOD CITY AND CONTINUE FORCE OUT MIDDLE CLASS, LOW MIDDLE CLASS, LOW INCOME SENIORS, AND DISABLED OUT OF THE AREA AND CALIF AS WELL.

REDWOOD CITY COUNCIL AND CIVIC GOVERNMENT STATES IN NEWS THAT REDWOOD CITY WANTS TO PROVIDE LOW INCOME HOUSING TO THE POOR, HOMELESS, ETC. WELL HOW CAN THIS BE SUCCESSFUL IF REDWOOD CITY CIVIC GOVERNMENT IS TURNING AROUND AND TRYING TO GOLD DIG AND MAKE THE RESIDENTS YOU ARE TRYING TO HELP GO BROKE AND LOSE THEIR HOUSING WITH THESE SKY ROCKET UTILITY BILLS. THIS ACTION BY RWC IS NOT NORMAL. I HAVE LIVED IN THIS TOWN MOST OF MY LIFE AND MY FAMILY WENT YEARS WITHOUT RATE HIKES AND IF THERE EVER WAS ONE IT WAS SO MINIMAL AND WAS 1X EVERY YEAR OR 3 OR 5 YEARS NOT MONTHLY , B I MONTHLY QTRLY LIKE YOU ARE DOING TO FOLKS NOW. REDWOOD CITY GOVERNMENT IS BECOMING A SECOND PG&e AND ADVOCATES FOR UT9LITES ARE TRYING TO USE LEGISLATION TO PUT A CAP ON HOW MUCH UTLIITES --ALL UTILITIES IN THE STATE CAN INCREASE. MEANING INCREASES IN RATES FOR UTILITIES FROM RWC WILL HAVE A CAP AS WELL AND WILL HAVE TO COMPLY WITH THE SOCIAL SECURITY COST OF LIVING INDEX NOT LIKE WHAT YOU REDWOOD CITY UTILITIES ARE DOING AS PG&e IS DOING AND ALL CITIES AND PG&e WILL PAY CONSEQUENCES WITH THE LEGAL SYSTEM ONCE THE LEGISLATION IS COMPLETED ON THESE HORRIBLE MATTERS. MOST FOLKS IN OTHER STATES WONDER HOW PEOPLE LIVE IN THIS GOLDEN GOLD DIGGING STATE WITH SCAM, GREED PRICE GOUGING FROM UTILITES AND RETAIL INDUSTRY AND THEY THINK CALIF IS A VERY STRANGE PLACE CHARGING OUTRAGEOUS RENT, HOME PURCHASE COSTS, PROPERTY TAX, RETAIL TAX, AND MORE AND MORE GREED AND THEY SAY THEY WILL NEVER SET FOOT IN CALIF AS THERE IS NO RESPECT FROM THIS STATE TO THE RESIDENTS FOR AFFORDABLE LIVING ONLY GENTRIFICATION FOR BILLIONAIRES AND THERE SOON WILL BE NO MORE MIDDLE CLASS BLUE COLLAR FOLKS AROUND TO WORK IN STORES, GAS STATIONS, REPAIR SHOPS, FAST FOOD CHAINS. YOUR BILLIONAIRES ARE NOT GOING TO DO THIS WORK SO WHY RUN THE MIDDLE CLASS OUT. VERY SAD OF CITY OF REDWOOD CITY AS OTHER CITIES, TOO AND PG& E TO DO THIS TO

CALIFORNIA POOR RESIDENTS AND MIDDLE CLASS. ALSO, THE SAN MATEO JOURNAL AND PALO ALTO DAILY HAVE WRITTEN MANY ARTICLE IN JAN. 24 ON REDWOOD CITY RESIDENTS OPINIONS ON THESE ONGOING, NON STOP RATE HIKES AND THEY ARE NOT HAPPY WITH THE CIVIC GOVERNMENT HERE IN REDWOOD CITY AND WOULD LIKE TO VOTE SOME COUNCIL FOLKS OUT SO THEY SAID ON THE NEWS ARTICLE WRITTEN BY REPORTERS OF THESE PAPERS BACK IN DEC '23/JAN '24.

MY NAME FOR PROTEST LETTE

SANDRA MCKEE SAN MATEO CO. ASSESSOR

PARCEL # 058-354-100

1003 CHESTERTON AVE

REDWOOD CITY CA 94061

LAND PHONE 1/650-368-9666 W ANS MACHINE

DATE OF PROTEST LETTER FOR APRIL '24 HEARINGS ON SEWER/WATER

From: [City of Redwood City](#)
To: [GRP-City Council](#)
Subject: City of Redwood City: Sewer
Date: Saturday, February 24, 2024 10:54:08 AM

You don't often get email from noreply@redwoodcity.org. [Learn why this is important](#)

You have received this link from Sewer Rates/City Clerk <mrs.pellizzari@gmail.com> for the following page:

<https://www.redwoodcity.org/departments/public-works/sewer>

I am protesting the new single family residential sewer rates for Redwood City. I feel the new rates for multi family and commercial rates are unfairly low compared to single family. If you need more money please adjust the rates in a fair manner. Patricia Pellizzari 687 Upland Rd. Redwood City 94062

From: [Merrily Robinson](#)
To: [Redwood City City Council](#)
Subject: Waste rate hikes
Date: Sunday, February 25, 2024 6:32:20 PM

I know that there is inflation BUT every single year y'all just rubber stamp a yes to increases :(
Do you ever negotiate a better deal for us??
Just say NO! Not this much!!

Thank you,
Merrily Robinson

Sent from my iPhone

Julie McMillan
573 Keelson Circle
Redwood City, CA 94065

February 26, 2024

Solid Waste Rates
City Clerk
City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

Dear City Council:

I am not one to usually write in about rate increases and such, for I don't feel like I'll be heard anyway. However, I really feel the need to speak up this time. Please consider this a letter to stop the solid waste rate increase.

I've been a resident of San Mateo County for the majority of my life, and it is so sad what has happened to the cost of living here. It seems that fees and taxes are never enough, and I'm so tired of it. People are living paycheck to paycheck, just trying to afford living here, yet the rates for solid waste and sewer keep going up. There must be a better way to manage money than to keep asking for more from the customers. You are running the hardworking people out of here with all these constant increases in fees. With the number of residences paying for these services, you don't already have enough money to pay for what is needed to run the company? I find that extremely hard to believe. The rate increases have to stop!

I don't know how to digitally sign an email other than to type my name, so I'm hoping that this is enough. Please advise me if this is not acceptable, for I want to be sure that my letter is accepted. Thank you.

Sincerely,

Julie McMillan
Resident of Redwood City

From: [City of Redwood City](#)
To: [GRP-City Council](#)
Subject: City of Redwood City: Sewer
Date: Saturday, February 24, 2024 10:54:08 AM

You don't often get email from noreply@redwoodcity.org. [Learn why this is important](#)

You have received this link from Sewer Rates/City Clerk <mrs.pellizzari@gmail.com> for the following page:

<https://www.redwoodcity.org/departments/public-works/sewer>

I am protesting the new single family residential sewer rates for Redwood City. I feel the new rates for multi family and commercial rates are unfairly low compared to single family. If you need more money please adjust the rates in a fair manner. Patricia Pellizzari 687 Upland Rd. Redwood City 94062

RECEIVED

FEB 26 2024

City of Redwood City
City Clerk

Tom Williams
1654-56 Palm Ave.
Redwood City, CA 94061
Account number: A89635

February 21, 2024

Solid Waste Rates
City Clerk, City of Redwood City
1017 Middlefield Road
Redwood City, CA 94063

To Whom It May Concern,

I am writing to protest the \$7.00 increase for regular, scheduled, basic collection of residential solid waste.

This increase disproportionately burdens those, including myself, who have 20-gallon carts. It represents a very large 29.3% increase for 20-gallon customers while the increases for larger cart sizes are comparatively modest: 7.3% for 96-gallon carts, 10.4% for 64-gallon carts, and 18.0% for 32-gallon carts.

Based on observation, I suspect that larger carts are predominantly used by higher-income residents. If true, then the 29.3% increase on smaller cart households may unfairly exacerbate financial strain on lower-income residents.

Moreover, from an environmental perspective, it is imperative that the community incentivizes the use of smaller carts to reduce the volume of materials directed to landfills. Smaller carts encourage residents to maximize the use of their blue and green carts for recyclable and compostable materials. However, the current proposal diminishes the impact of this incentive, potentially leading to an increase in materials going to landfills.

Implementing a uniform \$7.00 increase across all customer classes is inequitable and reminiscent of a regressive tax hike. The proposal vaguely references the necessity to "proportionately allocate increased collection costs" without providing clarity on what defines this proportionality. The City Council owes residents greater transparency regarding the calculation of the increase, including details such as the percentage of residents utilizing each cart size and the total revenue expected from the rate increase.

While I acknowledge the necessity for cost adjustments to cover disposal and processing fees, labor expenses, fuel and power costs, etc., and understand that these increases align Redwood City with neighboring communities, I implore the City Council to explore alternative methods of raising the same total revenue through a more equitable distribution of rate increases.

I trust that you will carefully consider these concerns and take appropriate action to ensure fairness and transparency in this matter.

Regards,



Tom Williams
Redwood City, CA
650-766-7216

twilliams@pointforward.com

RECEIVED

FEB 26 2024

City of Redwood City
City Clerk

Feb. 21, 2024

Solid Waste Rates, City Clerk

City of Redwood City

1017 Middlefield Rd, Redwood City, CA 94063

I am Kathryn Ailand, I reside at 1371 Sierra Street, Redwood City, CA 94061
Parcel # 059-026-080

I am protesting the solid waste rate increase

With all the new condos, apartments and homes in Redwood City, Recology should have a surplus and budgeted for these increases.

I have gotten a notice that my garbage cans were not spaced far enough apart. Sometimes the parking on my street doesn't allow for much space between cans.

I also have to sort my garbage, I don't get paid to do this.

Recology can put the cans back in your driveway or on their side, and they do not pick up the drop garbage on the street.

This is A service we are paying for
but I don't feel its good service.

Sincerely
Kathryn Ann Ailand

From: ljensena@aol.com
To: [publiccomment](#); [Laura Aden](#)
Subject: Solid waste collection fees
Date: Monday, February 26, 2024 6:21:13 PM

You don't often get email from ljensena@aol.com. [Learn why this is important](#)

Redwood City Council,

I strongly oppose the enormous hike in Solid Waste Collection rates. Most of our residents have not had any increase in salary. Many live on fixed income or have recently been laid off. Our incomes are not going up but everything we pay for is increasing, water, electrical, gas, sewage, garbage collection, property taxes & fees. I know many people who have been laid off and having difficulty finding jobs.

Why such a huge increase? Instead of just paying should you not open their books and look at why the huge increase. It feels like a rip off of the tax paying public. This group behaves as a monopoly and they have had financial scandals in the past. Also, just because another city is paying more does not mean we should match it. It is time to get another company to bid?

Thanks you,
Laura Aden

From: [CLK-Crystal Tuifua](#)
To: [CLK-Celia Machuca](#)
Subject: FW: Protest against Solid Waste increase
Date: Tuesday, February 27, 2024 10:14:17 AM

Another one.

From: Mike S <mikesalafia@hotmail.com>
Sent: Monday, February 26, 2024 6:27 PM
To: GRP-City Council <council@redwoodcity.org>
Subject: Protest against Solid Waste increase

You don't often get email from mikesalafia@hotmail.com. [Learn why this is important](#)

Hello council,

I would like to submit my protest of the proposed increases to the Solid Waste Rate for Redwood City. As a homeowner in Redwood City, this proposed plan hurts small families the most as the rates are increased with a flat fee, and instead this should be a tiered (%) increase to achieve the goal of increasing funds for this service.

At the current rates, for instance, the rate for a 64-gallon container is roughly 3x the rate for a 20-gallon container. With the proposed changes, the 20-gallon container increases by almost 30%, while the 64-gallon container increases by only 10%. This should not have such a devastating impact to the smallest available container.

Thank you,
Mike Salafia
1004 Rockport Ave, 94065



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2-26-24 PHONE NO 626-390-1298

NAME: Alice Robinson

ADDRESS: 600 Warrington Ave ZIP: 94063

EMAIL ADDRESS alice.robinson37@gmail.com

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2-26-2024 PHONE NO (650) 520-5674

NAME: Jena Shami

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. #6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 26 Feb -24 PHONE NO _____

NAME: Misbaal Riaz

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 26 Feb 2024 PHONE NO 650483 9799

NAME: America ~~With~~ Yamaguchi

ADDRESS: 1430 Gordon Street ZIP: 94061

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

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Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2-26-24 PHONE NO _____

NAME: Brandon H

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 02/26/2024 PHONE NO 714-602-0116

NAME: Nam Le

ADDRESS: 1321 Marshall St ZIP: 94063

EMAIL ADDRESS [redacted]

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2/26/24 PHONE NO 650-421-6355

NAME: John Haward

ADDRESS: 1561 Oxford St. Redwood city ZIP: 94067

EMAIL ADDRESS musicaldreams@live.com

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 26-Feb-24 PHONE NO _____

NAME: Zach Klieman

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2/26/24 PHONE NO (415) 882-6187

NAME: Jackson Peterson

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS: Jackson@Government6PT.com

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AGENDA ITEM NO. 6 OR SUBJECT AIJ

ORGANIZATION REPRESENTED (if any): Gov6PT



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2/26/24 PHONE NO _____

NAME: Mardene Lurie

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT Public Comment

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2/26/24 PHONE NO _____

NAME: Valerie Robinson

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.

Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2/26/24 PHONE NO _____

NAME: Mary Bernier

ADDRESS: _____ ZIP: _____

EMAIL ADDRESS _____

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AGENDA ITEM NO. 6 OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): _____

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SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 02/26/2024 PHONE NO 650 303 2725

NAME: LEO MCAROLE

ADDRESS: 651 EL CAMINO REAL ZIP: 94063

EMAIL ADDRESS: lsmcarole@ gmail.com

Please check this box if you would like to receive the Redwood City E-News.

AGENDA ITEM NO. 9 A OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): American Legion 105



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 26 Feb. '24 PHONE NO 415-305-9313

NAME: Bob Mendelsohn

ADDRESS: P.O. Box 174, Ross CA ZIP: 94957

EMAIL ADDRESS: rhmsagamore@comcast.net

Please check this box if you would like to receive the Redwood City E-News.

AGENDA ITEM NO. 9A OR SUBJECT 651 E1

Camino American Legion project

ORGANIZATION REPRESENTED (if any): Republic Metropolitan



SPEAKER'S CARD

City of Redwood City

Please fill out and submit to the City Clerk to speak to the City Council.
Providing your contact information below is optional, but if you do provide it, it is a public record.

DATE: 2/26/24 PHONE NO 650-365-1337

NAME: CHESTER ALESOO SA.

ADDRESS: 651 EL CAMINO REAL, RWC, CA ZIP: 94063

EMAIL ADDRESS _____

Please check this box if you would like to receive the Redwood City E-News.

AGENDA ITEM NO. 9.A OR SUBJECT _____

ORGANIZATION REPRESENTED (if any): API CAUCUS - APAPA - AMERICAN LEGION POST 105 RWC